



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

VISUAL IMPACT REPORT

Lafarge Canada Inc. – Proposed Pit 3 Extension

Part of Lot 13, Concession 5 WHS

Town of Caledon, Region of Peel

Date:

February 2024

Prepared for:

Lafarge Canada Inc. (a member of LafargeHolcim)

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1.0 Introduction

MHBC has been retained by Lafarge Canada Inc. to prepare a Visual Impact Report for the proposed extension of the adjacent Lafarge Pit #3, which has access from Mississauga Road. The property is located in the western portion of the Town of Caledon and Region of Peel northwest of the area known as Belfountain as shown in **Figure 1** and are legally described as Part of Lot 13, Concession 5 WHS. The property is located approximately 1.7 km south of Charleston Sideroad (Highway 124), east of Shaw's Creek Road, with Bush Street (Wellington Road 52) located approximately 1.7 km to the south. The proposed Pit 3 Extension has a license area of 25.6 ha (63.3 ac) and a proposed limit of extraction area of 20.9 ha (51.6 ac). This specific area will be referred to as the subject lands/area within this report.

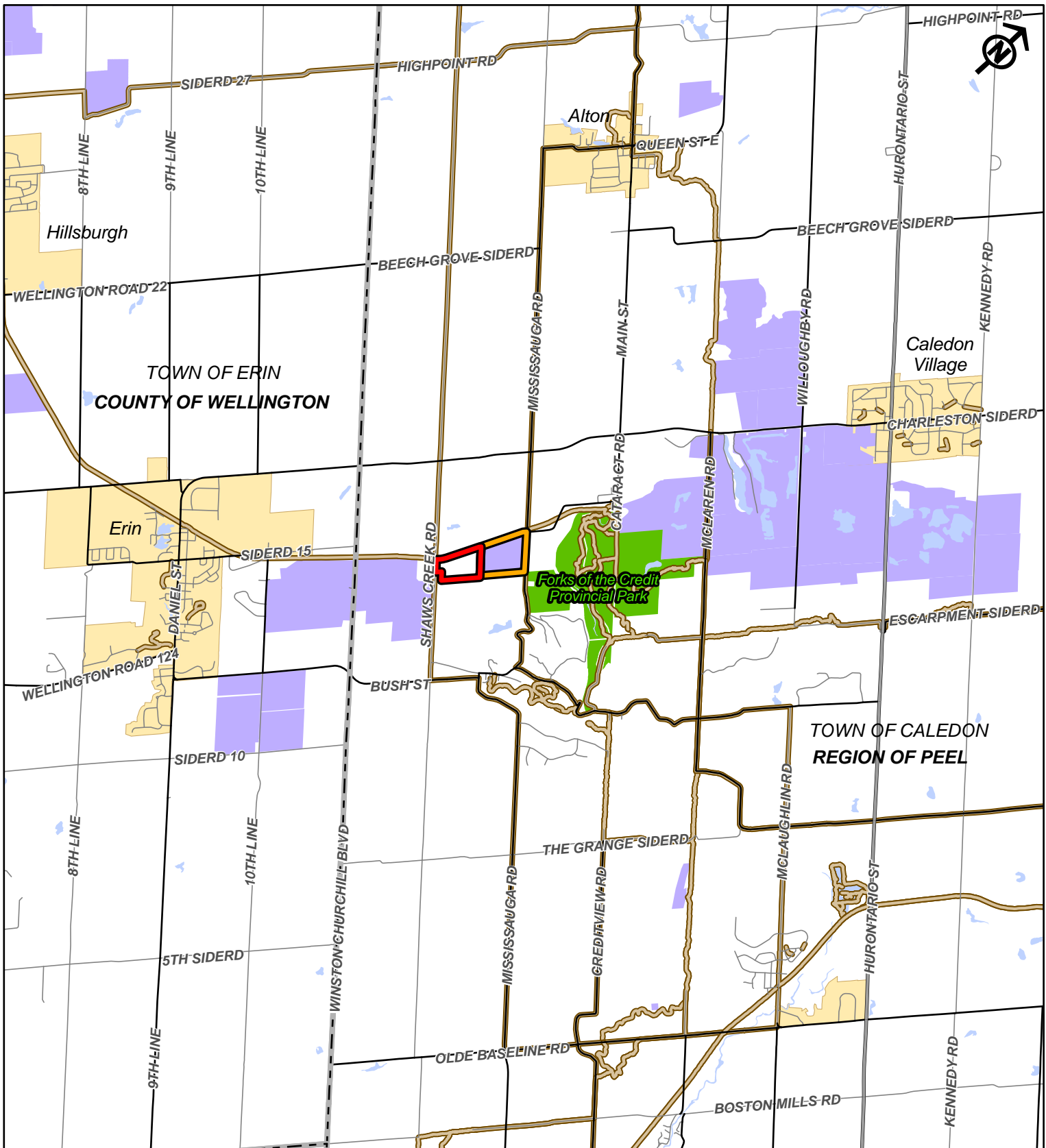
The purpose of the report is to describe the visual resources of the subject lands and assess the proposed operations in the context of visual impacts on surrounding lands, roads and the Elora-Cataract Trailway. This report addresses the requirements of the Town of Caledon Official Plan for visual impact reports (Section 5.11.2.4.2 (e) and 5.11.2.4.11).

The key component of this report is how to mitigate changes in the views of the property from neighbouring residential properties and from the community who pass by the site on adjacent roads and the Elora-Cataract Trailway.

The Town of Caledon Official Plan requires that a Visual Impact Report be completed when submitting an application for an Official Plan Amendment to permit a new or expanded aggregate extraction operation.

Section 5.11.2.4.2(e) states that a Visual Impact Report must demonstrate that the proposal will not have any unacceptable impacts. Further, Section 5.11.2.4.11 sets out the criteria when preparing a Visual Impact Report:

- a) Assess the significant views and how they might be affected by the proposed extractive operation;*
- b) Assess the changes to the natural landscape and the cultural landscape that would result from the operation; and*
- c) Identification of any required mitigation measures, and the visual character of such measures. This may include berms, entrance designs, vegetation, landscaping, and*



**FIGURE 1
LOCATION MAP**

Pit 3 Extension
Part of Lot 13, Con 5 WHS
Town of Caledon
Region of Peel

LEGEND

- Proposed Licence Boundary
- Existing Licenced Boundary
- Existing ARA Licenced Sites
- Provincial Park
- Public Trail
- Settlement Area
- Municipal Boundary

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operational matters such as small phases, screening of equipment, direction of extraction which would seek to minimize visual impacts.

This report has used Section 5.11.2.4.11 as the basis for completing the visual analysis. Views into the site from private residences, public roads and trails were assessed to determine significance and the potential for impacts as a result of the proposed pit operations. Recommended mitigation measures were developed to ensure there will be no unacceptable impacts on these surrounding uses and features.

2.0 Methodology

The methodology used to complete the report included undertaking the following:







1. A detailed review of background documentation information including air photographs and topographic mapping.
2. The collection of field data and on-site photography from key vantage points along public roadways and trails during late fall/early winter and late spring/early summer.
3. Identification and review of residences, public roads and trails that may be prone to visual impacts as a result of the proposed extraction activities.
4. Analysis and inventory of visual and landscape character.
5. Identification of potential visual impacts.
6. Recommendations of potential mitigation measures to be taken.
7. Preparation of a Visual Impact Report for submission to the relevant approval agencies.

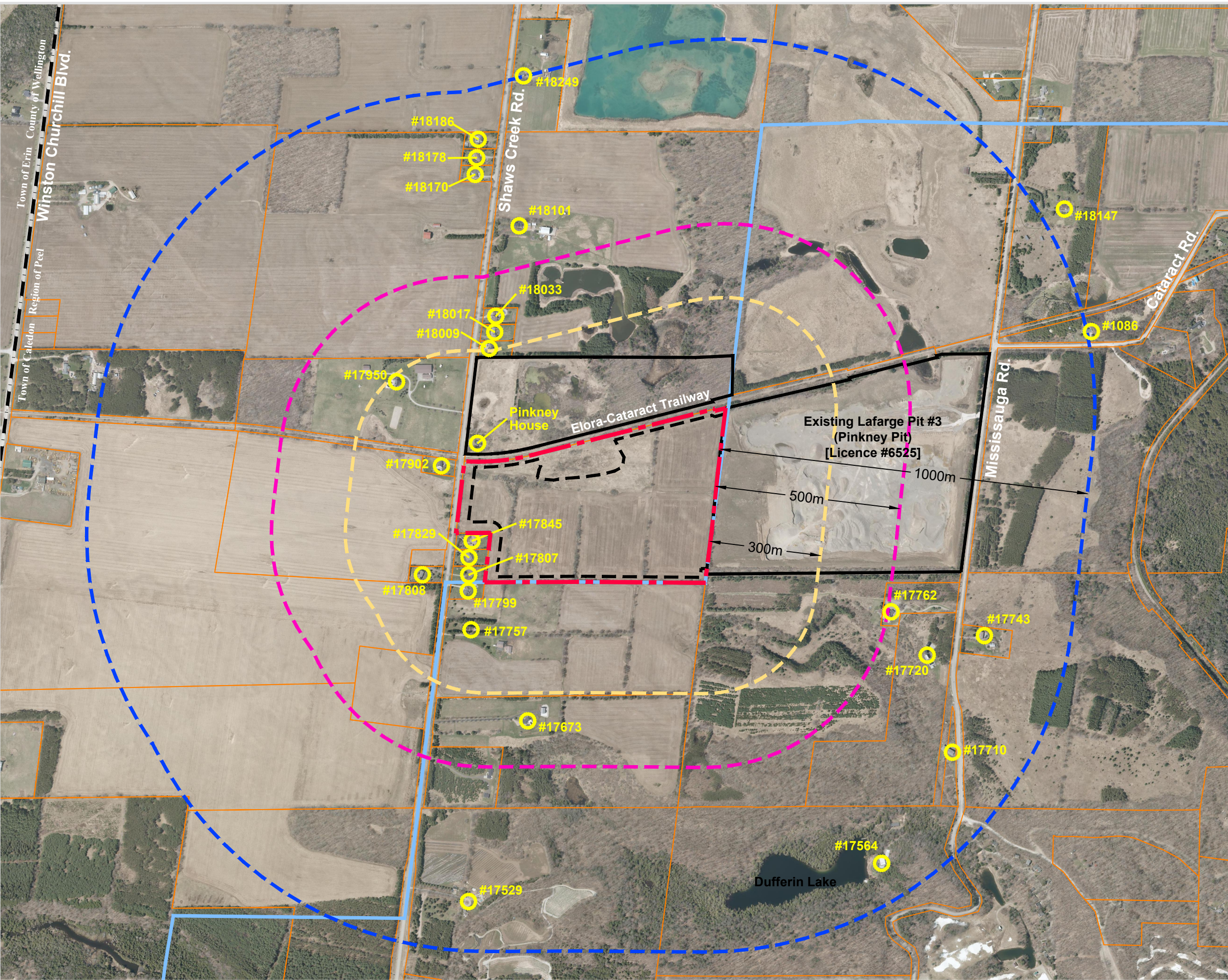
Several areas were selected for the visual impact analysis due to the proximity to the subject lands and potential for views of the site. The view locations included Shaws Creek Road (public road), the Elora-Cataract Trailway, Mississauga Road and residential properties (receptors) within the study area (**Figure 2**). The report includes a photographic survey documenting existing views of the site during leaf-on and leaf-off conditions, a description of the various views during the pit operation and cross sections showing relative elevations for selected locations.

The information presented in this assessment is based on a stationary perspective that would be experienced by a person standing along the selected roads or walking along the trail. Occupants of vehicles along Shaws Creek Road would experience relatively short glimpses of the subject lands due to the speed of travel (60 km/hr posted speed limit), existing berms, varied topography and adjacent wooded areas.

Figure 2
Location of Surrounding Receptors

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

- Legend**
-  Subject Lands
 -  Limit of Extraction
 -  Additional Lands Owned by Applicant
 -  #17808 Existing Residence and Address
 -  Niagara Escarpment Plan Boundary
 -  Municipal Boundary



Source:
 Imagery: Town of Caledon Interactive Mapping, 2022

DATE: February 2024
 SCALE: ±1:10,000
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K18526HM LAFARGE PINKNEY PIT VIAIRPTWIA JULY2023RECEPTOR LOCATIONS.DWG

For the residences within the study area, the elevation as well as the location and height of the houses (e.g. one or two-story) were taken into account in determining significant views and potential impacts.

The photographs used in the report were taken in late fall 2019 during 'leaf-off' conditions, and early Fall 2017 during 'leaf-on' conditions. A supplemental site visit was undertaken in July 2023 to confirm conditions.

The visual impacts were assessed based on extraction occurring to the maximum proposed extent (388.5 to 390 masl). The proposed pit will have on-site material processing (i.e. crushing and screening) in Phase 1 and aggregate stockpiling. Cross sections at key vantage points were done to make certain the visual impacts will be mitigated using appropriate screening measures of pit activities including aggregate stockpiling (**Figures 7A to 7C**).

3.0 Landscape Character

3.1 Site Context

The Lafarge Pit 3 Extension Lands are located in the northern part of the Town of Caledon approximately 7.1 km west of Caledon Village and 4.1 km east of Erin. The surrounding area is primarily characterized by farm-related and non-farm-related residences, agricultural outbuildings, open space and hedgerows. There are existing aggregate extraction operations also located within the surrounding area, including the property immediately adjacent to the eastern edge of the subject lands. The subject lands are currently used for agricultural purposes with several coniferous and deciduous hedgerows located around the perimeter.

The subject lands are adjacent to the existing Lafarge Pit #3 (License #6525) owned by Lafarge Canada Inc, which can be accessed from Mississauga Road. There are several residences primarily on the east side of Shaws Creek Road as well as a few located to the west side, south and north of the Elora-Cataract Trailway. **Figures 2 & 3** provide an overall view of the site context.










The subject lands are fairly well screened from surrounding lands due to topography and mature vegetation. The only public views into the site are from the Elora-Cataract Trailway and Shaws Creek Road. Due to existing topography, existing vegetation and the West Credit River valley, there are no views into the site from Belfountain and residences far to the south of the site near River Road or Bush Street. The four residences located directly between Shaws Creek Road and the southern end of the subject lands have partially screened and framed open views due to existing topography and vegetation. There are two residences (17673 and 17529) located to the south of the subject lands, 120m to 385m, respectively which have partially screened views due to mature coniferous hedgerows, existing mature deciduous trees and rolling topography.

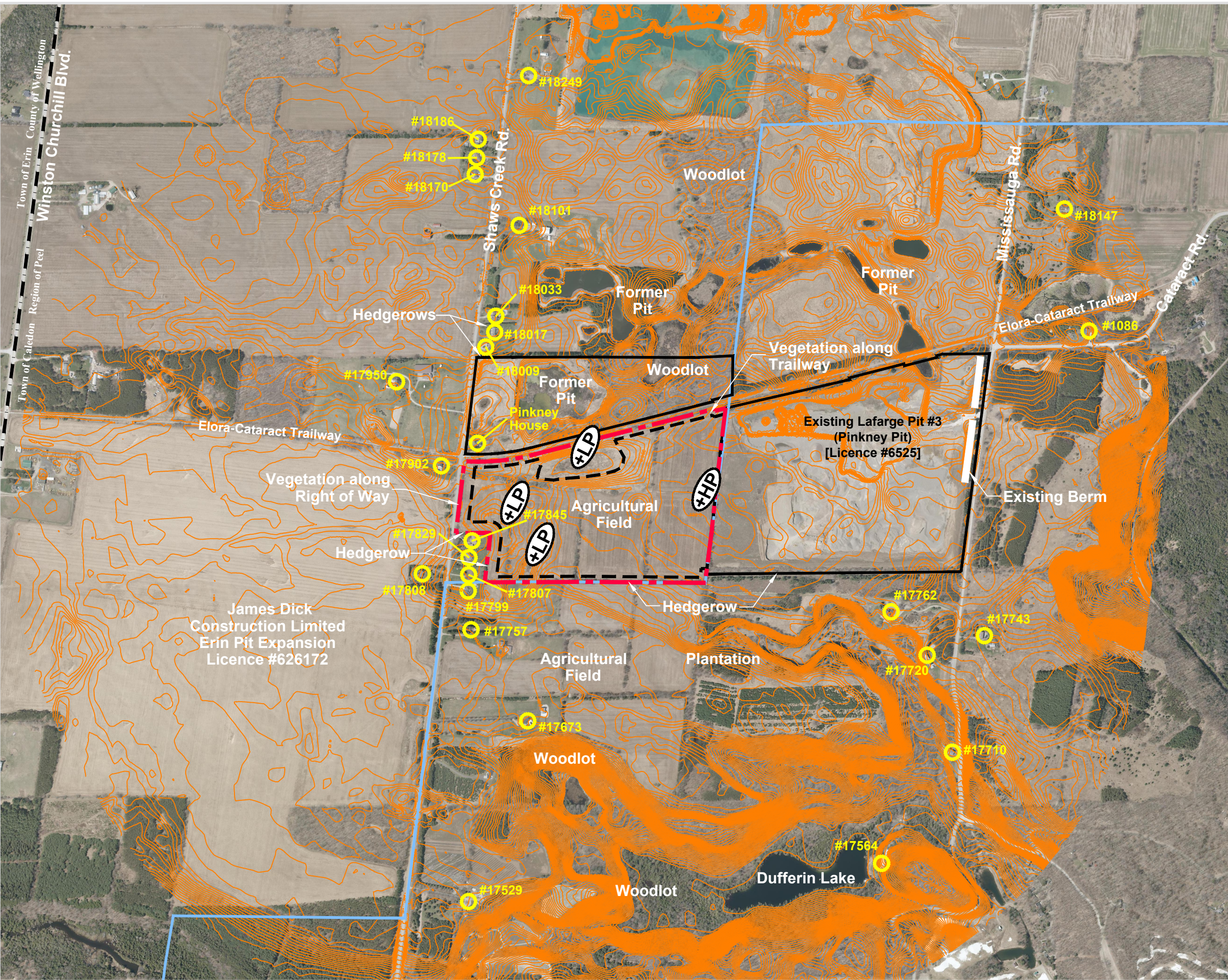
3.2 Topography

The subject lands mainly consist of relatively gently sloping agricultural lands and small rolling hills with elevations between 389.5 and 404 masl. The lowest point of the site is located near the south edge of the subject lands and the agricultural lands to the south


Figure 3
Landscape Character

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

- Legend**
-  Subject Lands
 -  Limit of Extraction
 -  Additional Lands Owned by Applicant
 -  Existing Residence and Address
 -  Niagara Escarpment Plan Boundary
 -  Municipal Boundary
 -  Existing Berm
 -  High Point within the Site
 -  Low Point within the Site



Sources:
 Imagery: Town of Caledon Interactive Mapping, 2022
 Contours: Contains information licensed under the Open Government Licence - Ontario. Contours generated from Greater Toronto Area (GTA) Digital Elevation Model 2002, Land Information Ontario

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slope up again 120m past the southern boundary of the site to approximately 403 masl. The second lowest point at 390.5 masl is located south of the Elora-Cataract Trailway, and represents a moderate portion of the site. The highest point is located at the eastern edge of the site, adjacent to the existing licensed Lafarge Pit #3. The subject lands are generally located at an average elevation of approximately 397 masl.

Of the 196 m of site frontage along Shaws Creek Road, one-third of it consists of topography that is 1 -1.5m higher than the road (60 m). In addition, approximately 70% of the Shaws Creek Road frontage is partially screened by existing vegetation (90 m of frontage). The site is moderately screened along public roadways.

The Elora-Cataract Trailway was created on a former railway bed and is generally located at a similar or lower elevation compared to the subject lands (with the exception of a few locations due to the varied topography of the site where views into the southern part of the property occur). The trail gradually ascends in elevation from Shaws Creek Road to the eastern edge of the subject lands (396 to 398.5 masl).

The lowest area in terms of elevations around the subject lands is the West Credit River at approximately 371 to 374 masl. The river and forested valley separates the village of Belfountain from the subject lands. The highest area is located north of the subject lands on Shaws Creek Road (approximately 405 masl).

3.3 Vegetation

The subject property (south of the Elora-Cataract Trailway) is composed primarily of agricultural fields and open fallow areas with mixed deciduous and coniferous hedgerows, mature tree lines, understory plantings and mature deciduous and coniferous trees located along the Elora-Cataract Trailway and Shaws Creek Road.

North of the Trailway, on Lafarge owned lands, there is an existing house (Pinkney House), framed by mature coniferous and deciduous trees, as well as being located around the existing drive lanes. The front lawn area is grassed as well as the area located between the house and outbuildings. Farther east is a large pond, and beyond that, a deciduous woodlot. The remainder of the site consists of open grassland and no active crop land.

3.4 Land Use

The adjacent land uses include environmental features such as the West Credit River, Dufferin Lake and rural or agricultural lands. The majority of off-site residences in the area are located along Shaws Creek Road.

Lafarge owns the adjacent Lafarge Pit #3, accessed off of Mississauga Road as well as other aggregate properties in the Caledon area.

The Niagara Escarpment Plan (NEP) is located south and east of the subject lands along Shaws Creek Road and along a portion of the West Credit River (**Figure 4**). The village of Belfountain is located within the NEP Area. The NEP lands immediately to the south of the subject lands are designated Escarpment Rural Area (the West Credit River and Dufferin Lake are designated Escarpment Natural Area).

The Niagara Escarpment Commission's Landscape Evaluation Study rated the subject site and adjacent lands as "Average" which was not assigned a "high scenic value".

The Town's Official Plan states that Visual Impact Reports should assess the changes to any cultural landscape that would result from the aggregate operation. A Cultural Heritage Survey was prepared by MHBC to determine if any cultural heritage resources are present on the subject lands as well as the potential for impacts as a result of the proposed pit. The report included historical research, site analysis, and a review of the overall area and potential for impacts on nearby cultural heritage resources.

The Cultural Heritage Survey concluded that the area of the subject site proposed for aggregate extraction does not contain any significant built heritage resources or cultural heritage landscapes, therefore there are no direct or indirect impacts anticipated to onsite resources. Additionally, the report concluded there are no negative impacts anticipated related to adjacent built heritage resources contained on the Town of Caledon non-designated register or designated under the *Ontario Heritage Act*.

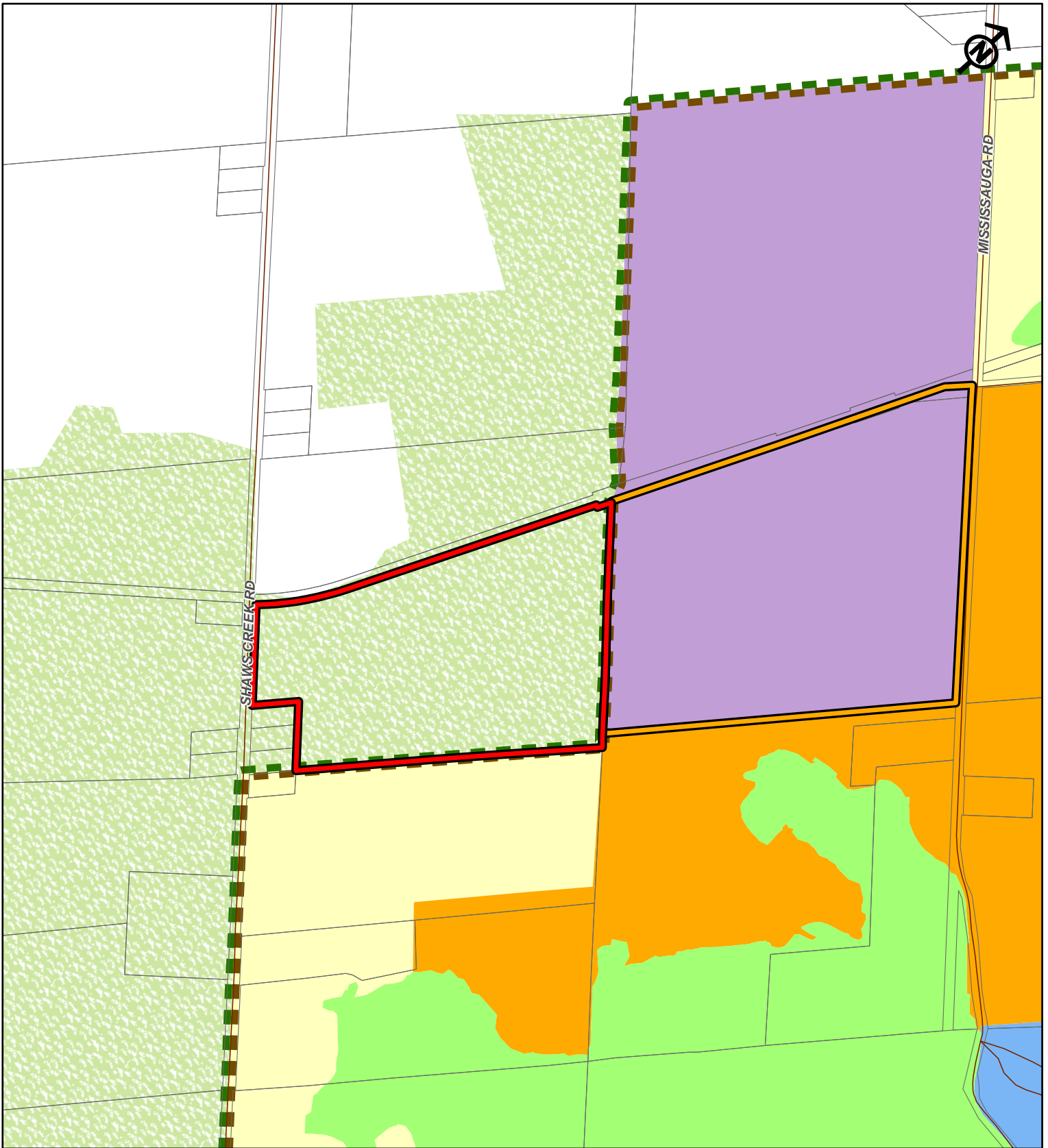



FIGURE 4
GREENBELT PLAN,
NIAGARA ESCARPMENT
PLAN (2017)

Pit 3 Extension
 Part of Lot 13, Con 5 WHS
 Town of Caledon
 Region of Peel

LEGEND

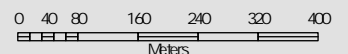
-  Proposed Licence Boundary
-  Existing Licenced Boundary
-  Niagara Escarpment Plan (NEP)
-  Greenbelt Plan - Protected Countryside
-  Natural Heritage System within Protected Countryside

NEP Land Use Designation

-  Escarpment Natural Area
-  Escarpment Protection Area
-  Escarpment Rural Area
-  Mineral Resource Extraction Area
-  Escarpment Recreation Area

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4.0 Proposed Pit Operations

The subject lands are located between Shaws Creek Road and Mississauga Road, southeast of Charleston Sideroad (Regional Road 24) in the Town of Caledon (Part Lot 13, Concession 5). The proposed Pit 3 Extension lands are located approximately 2.8 kms northeast of the Village of Erin and approximately 1.75 kms northwest of the Hamlet of Belfountain (**Figure 1**). The subject lands are located adjacent to the existing Pit 3 (Licence #6525) which is owned and operated by Lafarge. The subject lands will act as an extension to Licence #6525.

The licensed area of the proposed Pit 3 Extension is approximately 25.6 ha (63.3 ac) while the proposed extraction area is 20.9 ha (51.6 ac) with a maximum extraction of one million tonnes. Lands not located within the proposed extraction area will be used for setbacks, retained vegetation, tree screens and landscaped berms.

The pit is proposed to operate above the established water table. The elevation of the pit floor above the water table will range from 388.5 to 390 masl.

Access to the site will be via the main gate of the existing Pit 3, on Mississauga Road. The current haul route located along Mississauga Road will be utilized for the proposed Pit 3 Extension operations.

The proposed pit extraction activities will operate in 4 phases, beginning with the first phase in the northern portion of the subject lands, and proceeding sequentially from Phase 1 to 4. The phasing of the operation has been designed to utilize the pit face to screen operations from adjacent lands.

The direction of extraction will generally move from north to south, towards Shaws Creek Road. The existing agricultural operations on the subject lands will continue until they are required for extraction in later phases. The proposed operational sequence is shown in **Figure 5** of this report (see following page). All material processing will occur in Phase 1 and stockpiling areas will be limited to Phases 1 and 2.

The setback from Shaws Creek Road and the residential properties adjacent to the subject lands is 30 metres from the proposed extraction limit. The setback from the south side of the existing Elora-Cataract Trailway to the proposed extraction limit is 15 metres. Along the southern limit of the subject lands adjacent to the agricultural lands is a 15-metre setback from the proposed extraction limit.

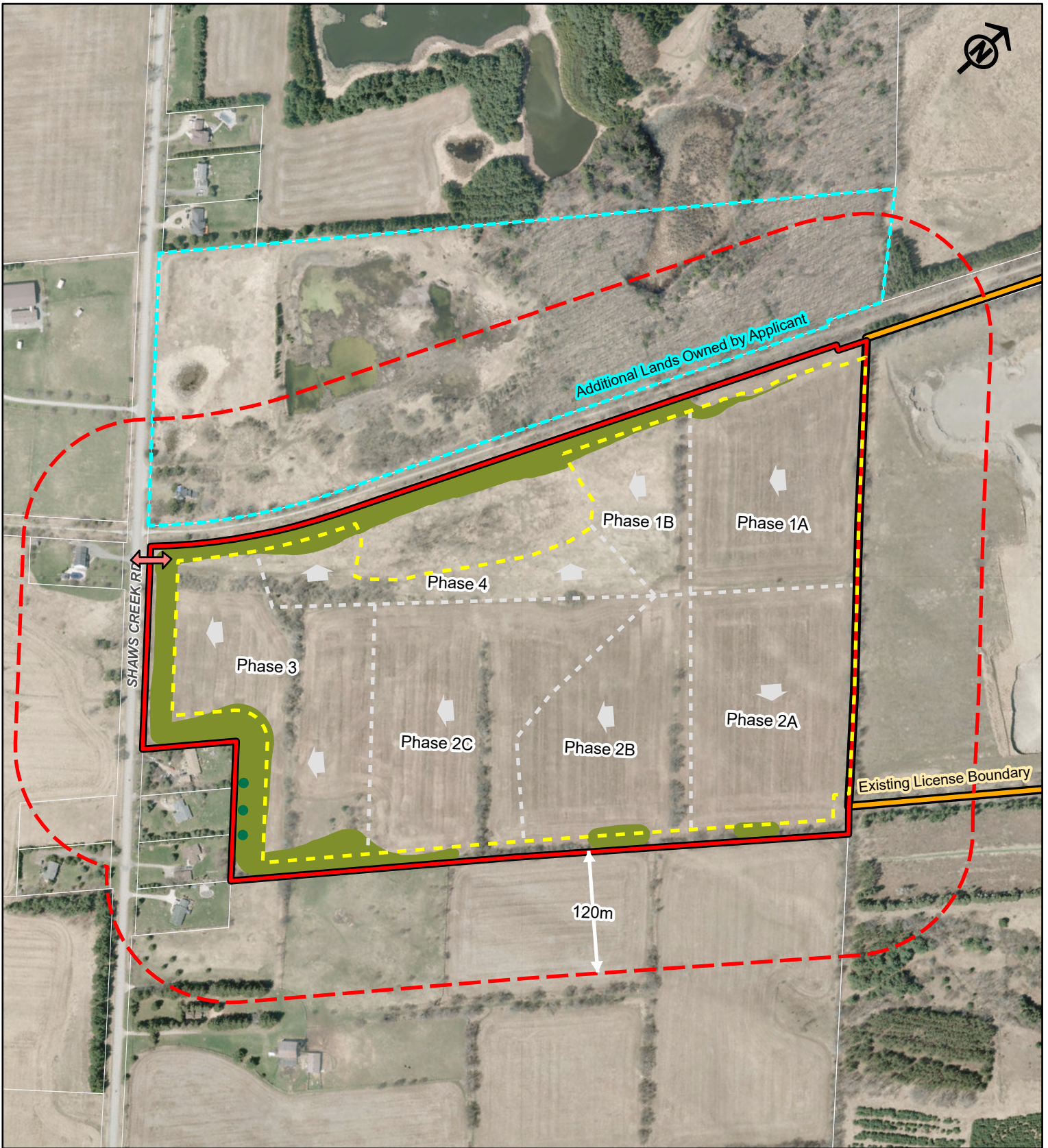








Figure 5
Proposed
Operations Plan

Pit 3 Extension

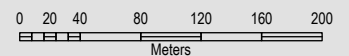
Part of Lot 13, Con 5 WHS
 Town of Caledon Region of Peel

LEGEND

-  Proposed Licence Boundary
-  Proposed Extraction Limit
-  Proposed Phasing Boundary
-  Proposed Licence Boundary 120m Offset
-  Proposed Acoustic / Visual Berms
-  Proposed Tree Plantings

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The site will be operated above the established water table. The rehabilitation of the site will create a mix of agricultural and forest areas. The final landform will be rehabilitated close to existing grade, with approximately 65% being agricultural areas and 35% being forested areas. The side slopes are proposed to begin at the edge of the limit of extraction, and then transition to the final landform of the extraction area. Refer to the proposed rehabilitation sequence (**Figure 6**) on the following page for context.

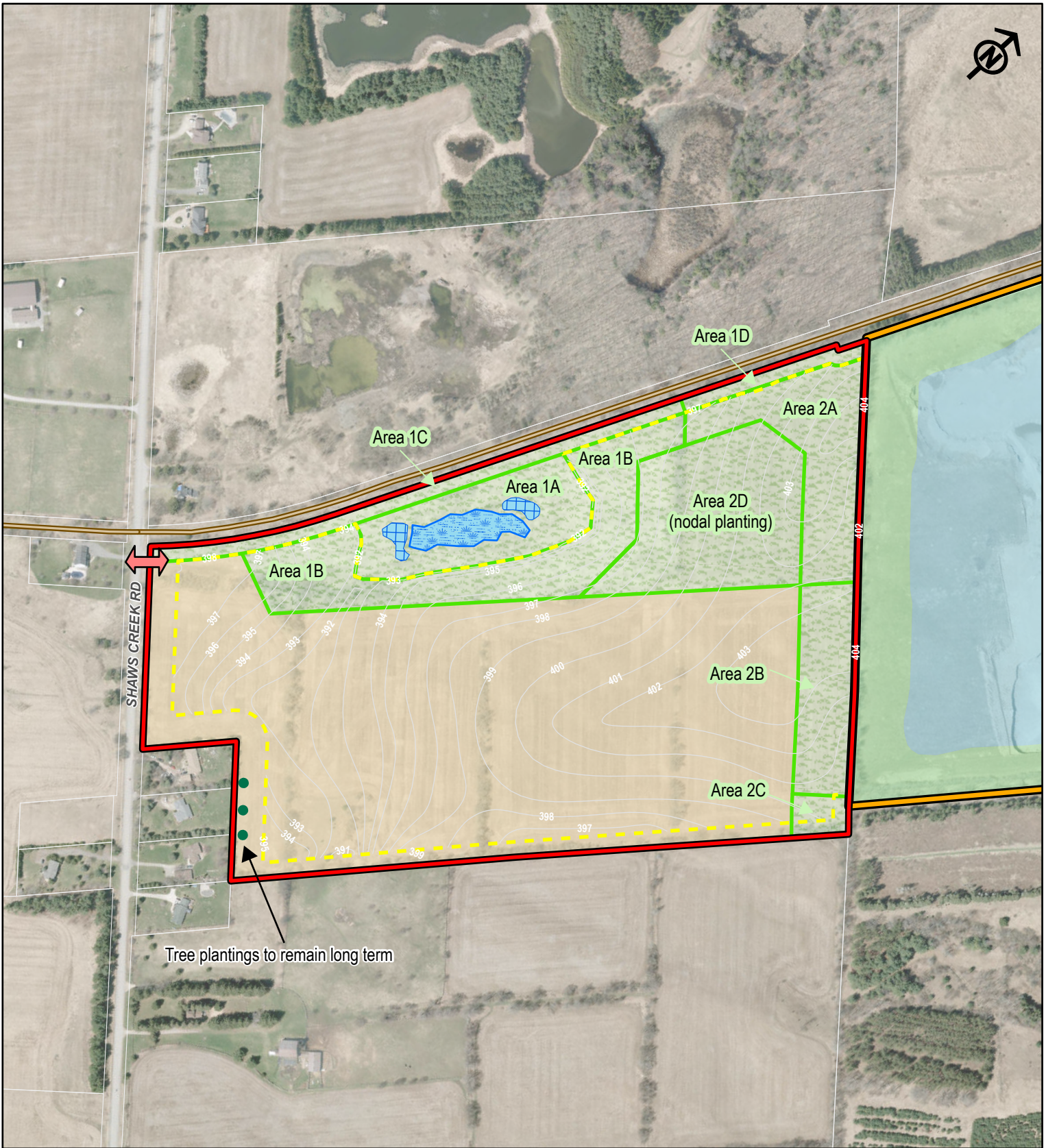


Figure 6
Proposed Rehabilitation Concept

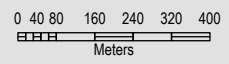
Pit 3 Extension
Part of Lot 13, Con 5 WHS
Town of Caledon Region of Peel

LEGEND

- Proposed Licence Boundary
- Existing Licence Boundary
- Proposed Extraction Limit
- Public Trail
- Reforestation Areas
- Agricultural Land
- Amphibian Breeding Pool
- Wetland
- Lake
- Woodland
- Vegetated Shoreline

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5.0 Descriptions of Views

An initial site review was undertaken in early Winter 2016 during leaf-off condition. Further assessments were completed in September 2017 and August 2018 during leaf-on conditions and in late fall November 2019. A supplemental site visit was undertaken in July 2023 to confirm conditions. The analysis and location of the viewsheds and existing visual barriers are included in this chapter and identified on **Figures 7 and 8A to 8H**. The site reviews included an appraisal of potential receptors and views at least 2 kms beyond the site boundary.

The Town's Official Plan states that the Visual Impact Report should assess "significant views" and how they might be affected by the proposed aggregate operation. The following areas were assessed based on their location relative to the subject lands and potential for views into the site.

1. Entrance to Elora-Cataract Trailway at Shaws Creek Road

The trail entrance is located immediately adjacent to the subject lands. There is potential for significant views into the site due to the elevation of the trail entrance relative to the subject lands. Even with the road at a lower elevation than the subject lands, there is potential for views from Shaws Creek Road. These views are partially screened or filtered in some locations due to the existing vegetation along the perimeter of the subject lands and adjacent to the entrance to the trail. Mitigation measures will be required to screen the operations from vehicular and pedestrian traffic, as well as local receptors.

2. Along Mississauga Road

There are a few off-site residences located along Mississauga Road for a distance of almost 1 km. Any potential views into the site may be partially visible from the Existing Pit 3 entrance and are restricted to vehicular traffic or pedestrians and cyclists along the road. There are limited to no views of the subject lands to residences due to the existing berms, adjacent pine plantations, woodlots and existing hedgerows along Mississauga Road and varied topography. In addition, travel speed along Mississauga Road (posted limit of 60 km/hr) would limit opportunities for views into the site. Refer to **Figure 2** for locations of potential receptors noted below:



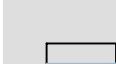
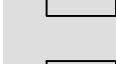


- 17564 Mississauga Road (unknown height) – no views



Figure 7
Assessed Views
Photo Location Map

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

Legend

-  Subject Lands
-  Additional Lands Owned by Applicant
-  Niagara Escarpment Plan Boundary
-  Municipal Boundary
-  Existing Berm
-  V1  Location of Viewshed and Barrier Photos (see Figures 8A to 8H)

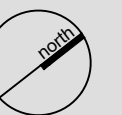
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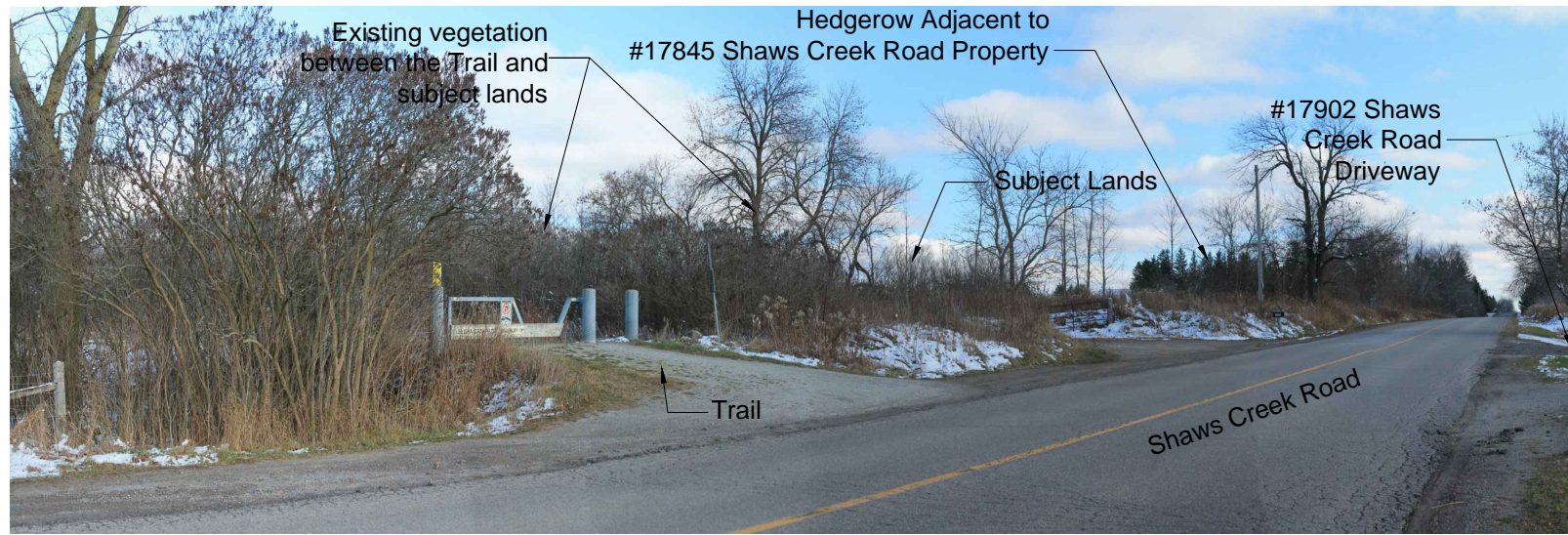


Photo 1: View from 17950 Shaws Creek Road looking southeast towards northwest corner of the site. Views into the site are partially screened by existing vegetation and topography.

Photo Date: November 2019

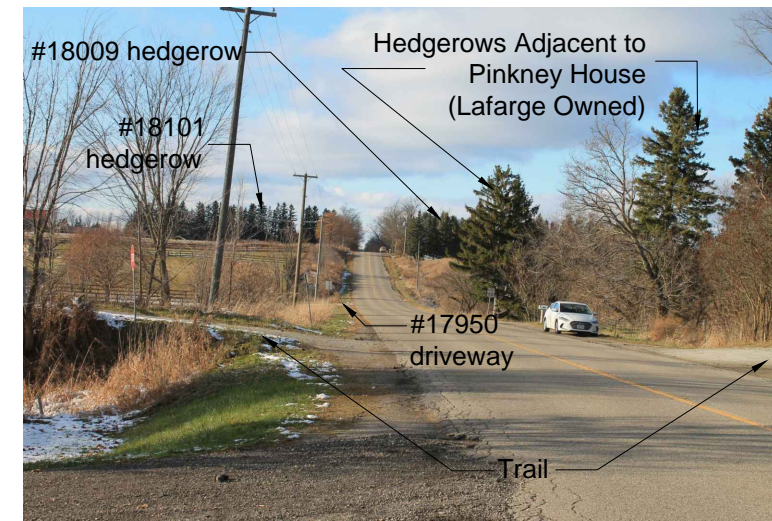


Photo 2: View from 17902 Shaws Creek Road looking north towards 18009 Residence. Views into the site are partially screened by existing vegetation.

Photo Date: November 2019



Photo 3: View towards 18101 Shaws Creek Road looking north towards Charleston Sideroad. Views into the site are screened by existing vegetation, topography and distance.

Photo Date: November 2019



Photo 4: View from 17799 Shaws Creek Road looking along the southern edge of the site. Views into the site are partially screened and filtered by existing vegetation and topography.

Photo Date: November 2019

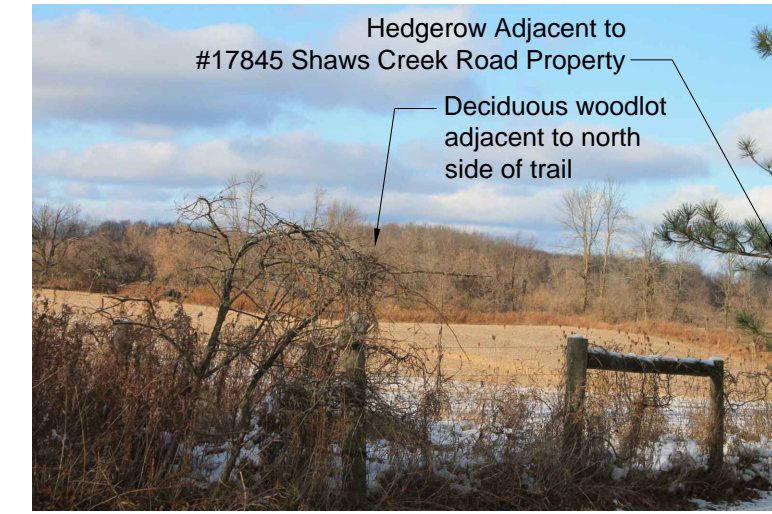


Photo 5: View from road at north edge of 17845 Shaws Creek Road property, looking northeast into the site. Views into the site are partially open with some framed and filtered views by existing vegetation and topography.

Photo Date: November 2019

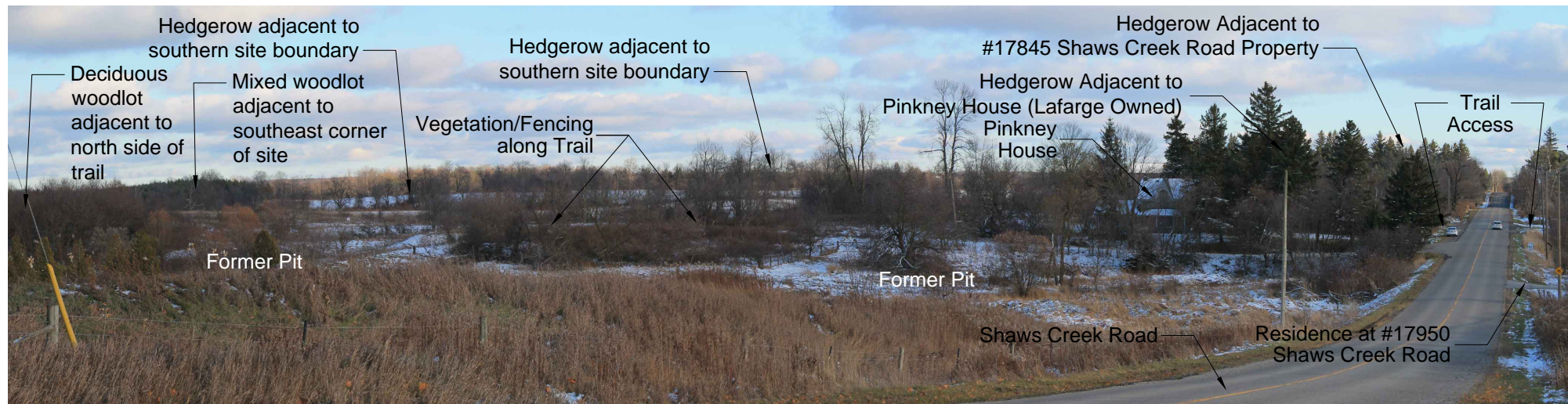


Photo 6: View from 18009 Shaws Creek Road looking southeast toward the site. There are some partially framed and filtered views into the site from some residences and Shaws Creek Road due to topography and openings in existing vegetation along the Trail.

Photo Date: November 2019

Figure 8A Viewsheds & Barriers Shaws Creek Road

Pit #3 Extension
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Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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Photo Date: November 2019

Photo 7: View towards 17673 and 17529 Shaws Creek Road, along road. Road slopes down toward river and Bush Street. No views of site due to existing topography and vegetation.



Photo Date: November 2019

Photo 8: View looking towards the site from Shaws Creek Road, along road. Views of site are partially screened due to existing topography and vegetation.



Photo Date: November 2019

Photo 9: View looking northeast towards the site from Shaws Creek Road. Views of site from the road are well screened due to existing topography and vegetation.



Photo Date: September 2017

Photo 10: View looking towards the northwest corner of the site and Elora-Cataract Trail entrance from Shaws Creek Road. Views of site from the road are well screened due to existing topography and leaf on vegetation.

Figure 8B Viewsheds & Barriers Shaws Creek Road

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Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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Photo Date: November 2019

Photo 11: View towards entrance of Elora-Cataract Trail from Shaws Creek Road. Framed partial views into site due to existing topography and existing vegetation.



Photo Date: November 2019

Photo 12: View along trail looking toward site. There are filtered partial views into site due to existing vegetation along south side of trail.



Photo Date: November 2019

Photo 13: View further along trail looking toward site. There are generally open views into site due to lack of existing vegetation along south side of trail at this location.

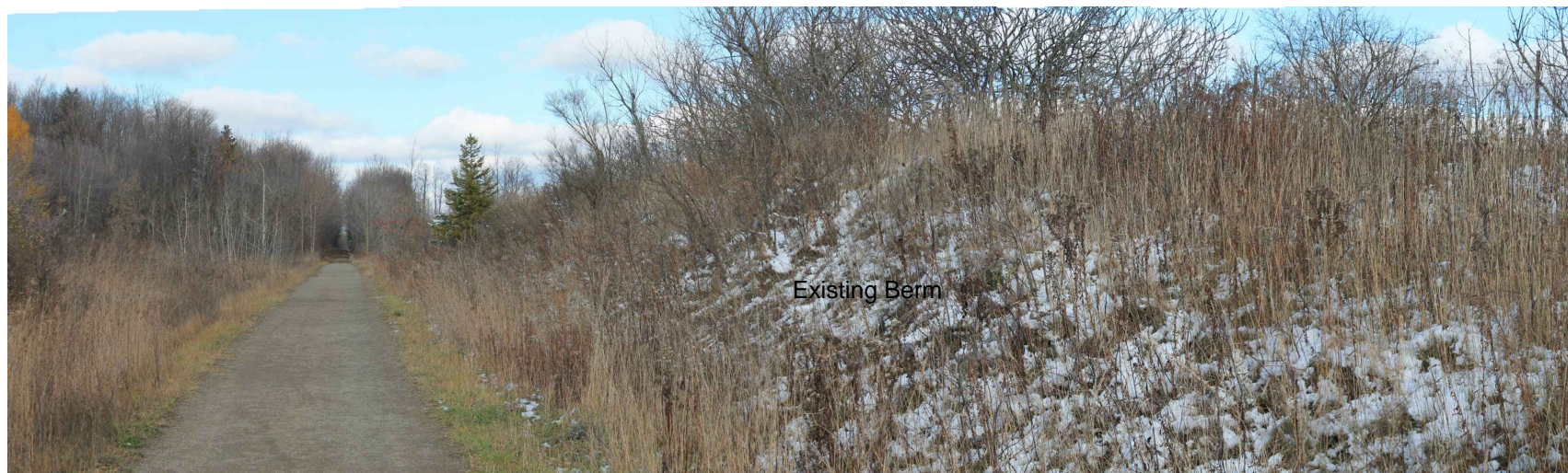


Photo Date: November 2019

Photo 14: View further along trail looking toward site. There are no views into site due to existing berm and existing vegetation along south side of trail at this location.

Figure 8C Viewsheds & Barriers Elora-Cataract Trail

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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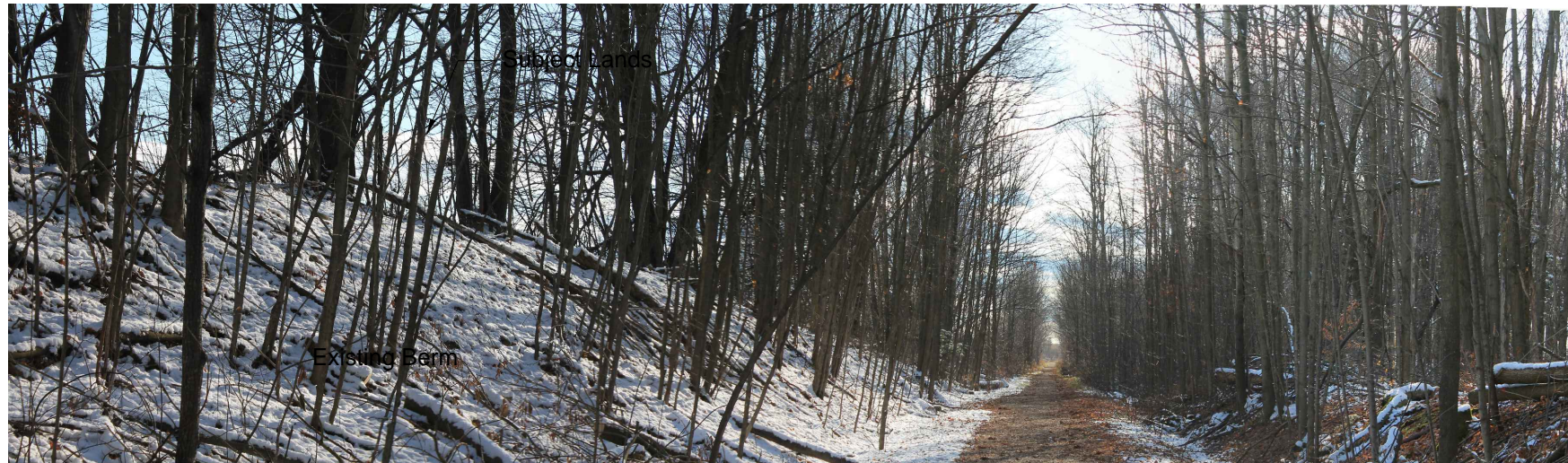


Photo Date: November 2019

Photo 15: View at northeast corner of site from the trail looking southwest toward site. There are no views into site due to existing topography and existing vegetation along south side of trail at this location.



Photo Date: November 2019

Photo 16: View along trail looking southwest toward site. There are open framed views into site due to existing topography and lack of existing vegetation along south side of trail at this location.



Photo Date: September 2017

Photo 17: View along trail looking towards northwest corner of site and trail access from Shaws Creek Road. There are no views into site due to existing topography and existing vegetation in leaf on condition along south side of trail .

Figure 8D Viewsheds & Barriers Elora-Cataract Trail

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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Photo 18: View looking towards hedgerow located along the north side of 17845 Shaws Creek Road property. There are framed open views into site due to lack of existing vegetation in some locations.



Photo 19: View looking west towards hedgerow located along the rear of properties 17845, 17829 and 17807 Shaws Creek Road. There are filtered, framed and open views into the site due to lack of existing vegetation in multiple locations.



Photo 20: View looking southeast towards existing hedgerow located along the southern site boundary. There are limited potential views into the site from receptors to the south due to existing topography and existing vegetation. There are no views from Shaws Creek Road.

Figure 8E Viewsheds & Barriers Internal Site Locations

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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Photo 21: View looking south towards existing hedgerow located along the southern site boundary. Views into the site from receptors to the southwest are limited due to existing topography and existing vegetation.

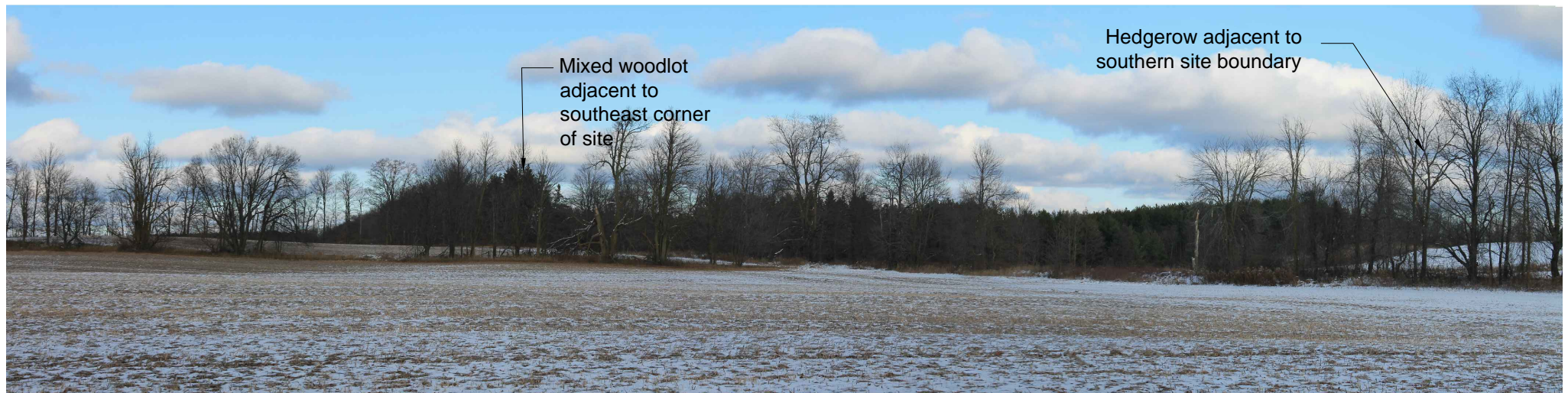


Photo 22: View looking southeast towards existing woodlot adjacent to the southeast corner of the site boundary. Views into the site from receptors to the southeast are screened due to existing topography and existing vegetation.

Figure 8F Viewsheds & Barriers Internal Site Locations

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

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Photo Date: November 2019

Photo 23: View looking west towards the site from 17710 Mississauga Road. Views are screened by existing woodlots and topography.



Photo Date: November 2019

Photo 24: View looking west towards the site from 17720 Mississauga Road. Views are screened by existing woodlots, vegetation and topography.



Photo Date: November 2019

Photo 25: View looking west towards the site from 17743 Mississauga Road. Views are well screened by existing hedgerow along Mississauga Road.



Photo Date: November 2019

Photo 26: View looking west towards the site from 17762 Mississauga Road. Views appear to be well screened by existing woodlots and vegetation to the northwest and west of the property.



Photo Date: November 2019

Photo 27: View looking northwest along Mississauga Road from 17762 Mississauga Road. Views towards the site are well screened by the existing hedgerow along frontage of Existing Pit #3.



Photo Date: November 2019

Photo 28: View looking west towards site from the site entrance to Existing Pit #3. Views are generally filtered or screened from Mississauga Road by existing woodlots, hedgerow and distance.



Photo Date: November 2019

Photo 29: View from intersection of Mississauga and Cataract Roads, looking southwest towards site. Views are screened by existing hedgerow and berm.



Photo Date: November 2019

Photo 30: View from 1086 Cataract Road, looking southwest towards site. Views are screened by existing woodlots, hedgerows and distance.



Photo Date: November 2019

Photo 31: View of Elora-Cataract Trail access from Mississauga Road looking southwest along trail. Views are screened by existing vegetation and distance.

Figure 8G Viewsheds & Barriers Mississauga Road

Pit #3 Extension
Lafarge Canada Inc.
Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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Photo Date: November 2019

Photo 32: View from 18133 Winston Churchill Boulevard looking east towards site. Views are well screened by existing vegetation and distance.



Photo Date: November 2019

Photo 33: View from intersection of Side Road 15 and Winston Churchill Boulevard looking east toward site. Views are well screened by existing vegetation and distance.

Figure 8H Viewsheds & Barriers Winston Churchill Blvd.

Pit #3 Extension
Lafarge Canada Inc.
Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

NOTE: Refer to Figure 7 Assessed Views Photo Map for view locations.

DATE: February 2024

SCALE: NTS

FILE: 9526HM

DRAWN: JL

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- 17710 Mississauga Road (2-storey) – no views
- 17720 Mississauga Road (2-storey) – no views
- 17743 Mississauga Road (2-storey) – no views
- 17762 Mississauga Road (2-storey) – screened views
- 18147 Mississauga Road (2-storey) – no view

3. Along Bush Street

Bush Street is located more than 1500 m southeast of the subject lands. There are several residences along this stretch of the road. There are no views into the site due to the separation distance, elevation change and pine plantations associated with the West Credit River valley.

4. Belfountain

The village of Belfountain is located in the NEP Area and is over 1500 m from the subject lands at its closest point along River Road. The centre of the village is located approximately 1.8 km southeast. Belfountain is generally situated within the valley of the West Credit River. The vast majority of the subject lands are located at a higher elevation compared to Belfountain. There are no views into the site from Belfountain due to the separation distance, elevation change and pine plantations associated with the West Credit River valley.

5. Along Shaws Creek Road

Shaws Creek Road is a local road with a posted speed limit of 60 km/hr. There are several residences located on the east side of the road. Generally views into the site are screened by existing vegetation, hedgerows and topography as well as distance where the receptors are located farther than 500m from the subject lands. However, there are portions of the road frontage with unobstructed framed views into the site. Refer to **Figures 8A to 8H** for Viewsheds and Barrier photos. Mitigation measures will be required to screen views into the site. Refer to **Figure 2** for locations of potential receptors noted below:

- 17529 Shaws Creek Road (2-storey) – no views
- 17673 Shaws Creek Road (1-storey) – partially screened views
- 17757 Shaws Creek Road (1-storey) – partially screened views
- 17799 Shaws Creek Road (1-storey) – significant framed views

- 17807 Shaws Creek Road (1-storey) – partially screened views
- 17808 Shaws Creek Road (2-storey) – partially screened views
- 17829 Shaws Creek Road (1-storey)– significant framed views
- 17845 Shaws Creek Road (1-storey) – significant framed views
- 17902 Shaws Creek Road (2-storey) – significant views
- 17950 Shaws Creek Road (2-storey) – partially screened views
- 18009 Shaws Creek Road (2-storey) – partially framed views
- 18017 Shaws Creek Road (2-storey) – partially screened views
- 18033 Shaws Creek Road (2-storey) – partially screened views
- 18101 Shaws Creek Road (2-storey) – distant partially screened views
- 18170 Shaws Creek Road (1-storey) – no views
- 18178 Shaws Creek Road (1-storey) – no views
- 18186 Shaws Creek Road (2-storey) – no views
- 18249 Shaws Creek Road (2-storey) – distant partially screened views

6. Along Elora-Cataract Trailway

The Elora-Cataract Trailway is located immediately adjacent to approximately 0.7 km of the subject lands. The trail is located within the former railway bed and is generally located at lower elevations than the adjacent lands. The trail increases in elevation from Shaws Creek Road to Mississauga Road (396 to 399.5 masl). Significant portions of the trail are vegetated on either side and some portions have existing berms closer towards the Existing Pit 3 portion of the trail.

Generally views into the site are well screened in the eastern half of the trail due to existing vegetation, hedgerows and differences in elevation (the lower end of the trail). There are significant views into the subject site at the trail entrance at Shaws Creek Road (discussed in #1 above) as well as in the area of the 42-km marker, a few hundred metres into the trail from Shaws Creek Road. Mitigation measures will be required to screen views into the site.

It should be noted that the trail is also located immediately adjacent to the existing Pit 3 as well as other aggregate operations in the area.

6.0 Findings

6.1 Visual Impact on Public Roadways and Trails

The subject lands are generally well screened from view locations to the north, east, south and west with limited framed views into the site along Shaws Creek Road and no views into the site from Mississauga Road. This is primarily due to the adjacent existing Pit 3 on Mississauga Road, existing topography, existing berms, existing hedgerows and vegetation which provide an appropriate and in most locations, an adequate screen for the proposed operations. There are framed open views of the northwestern corner of the subject lands from Shaws Creek Road, and some framed open and filtered views along Shaws Creek Road and the northern site boundary, from cyclist/pedestrian vantage points along the Elora-Cataract Trailway.

6.2 Visual Impact on Nearby Residences

Excluding the adjacent lands owned by Lafarge, there are eight residences located within 300 m of the lands proposed to be licensed. There are relatively few residences along Mississauga Road due to the existing Pit 3, lands owned by the CVC, and the West Credit River valley.

There are 5 additional residences within 500m of the site that are located along Shaws Creek Road and Mississauga Road.

Based on the assessment outlined in Section 5, the following residences have views of the subject lands where potential impacts may exist:

Within 300m of the site:

- 17757, 17807, 17808, & 17950 Shaws Creek Road – Partially screened views
- 17799, 17845, & 17829 Shaws Creek Road – Significant framed views
- 17902 Shaws Creek Road – Significant views

Within 500m of the site:

- 18009 Shaws Creek Road – Partially framed view

- 17673, 18017 & 18033 Shaws Creek Road – Partially screened views
- 17762 Mississauga Road – Partially screened views

Beyond 500m of the site:

- 18101 Shaws Creek Road – Distant partially screened view

6.3 Summary of Visual Impacts

The following table summarizes potential view impacts. Value is based on the significance of the view within the context of the surrounding lands with regard to scale, degree of visibility, uniqueness, dominance and context. View impact has been defined as any potential change made to the existing landscape character or views of the subject lands and surrounding area by the proposed use of the subject lands for aggregate extraction. High impact suggests noticeable change, therefore requiring mitigation measures to minimize potential visual impacts.

Table 1. Summary of Visual Impacts				
Viewshed/ Photo	Description of View	Value	Potential Impact (without mitigation)	Recommended Mitigation (Figure 10)
<i>Figure 8A & 8B: Shaws Creek Road - Viewsheds</i>				
Photo 1	17950 Shaws Creek Road	Moderate to High	High Existing vegetation partially screens current view and is to remain for the duration of operations of the site. Existing topography allows for framed open views into the site.	Provide a berm at 403masl along Shaws Creek Road and a berm at 401masl along the Trail and tree screening within setback.
Photo 4	17799 Shaws Creek Road	High	High Existing topography and existing vegetation allows for partially unobstructed views of the site from the rear of the residence.	Provide a berm along a portion of the southern boundary of the site at 401masl and provide tree screening within setback along the foot of proposed berm as well as additional planting towards the southeast corner to supplement the existing hedgerow to remain where no berm is required.

Photo 5	17845 Residence and Shaws Creek Road	High	High Existing topography and lack of vegetation allows for unobstructed views of the site from the northwest corner of the property and from the road.	Provide a berm at 403msal along the road and a berm at 401masl adjacent to the northern property boundary (maintaining existing hedgerow) and add tree screening (larger sizes at installation) within setbacks.
Photo 6	18009 to 18033 Shaws Creek Road	Moderate to High	High Existing topography and areas lacking vegetation allows for partially screened and framed views of the site from the rear of residences and from this portion of the road.	Provide a berm at 401 masl and tree screening within setback along the trail.
Photo 10	Elora-Cataract Trail entrance at Shaws Creek Road	Moderate to High	High The lower location of the road and existing vegetation allows for partially screened and framed views into the site from the residences and Shaws Creek Road.	Provide a berm at 403msal along Shaws Creek Road and a berm at 401masl along the Trail and tree screening within setback. Retain existing vegetation along both Shaws Creek Road and the Elora-Cataract Trail, where possible.

Figure 8C & 8D: Elora-Cataract Trail - Viewsheds

Photo 11	Elora-Cataract Trail entrance at Shaws Creek Road	Moderate to High	High The higher elevation of the trail and lack of consistent existing vegetation allows for partially open and framed views into the site from the Trail.	Provide a berm at 401masl along the Trail and tree screening within setback. Retain existing vegetation along the Elora-Cataract Trail, where possible.
Photo 12	Elora-Cataract Trail (approx. 160m from Shaws Creek Road)	Moderate to High	High The higher elevation of the trail and openings in existing vegetation allows for partially open and filtered views into the site from the Trail.	Provide a berm at 401masl along the Trail and tree screening within setback. Retain existing vegetation along the Elora-Cataract Trail, where possible.
Photo 13	Elora-Cataract Trail	High	High	Provide a berm at 401masl along the Trail

	(approx. 330m from Shaws Creek Road)		The higher elevation of the trail and openings in existing vegetation allows for partially open views into the site from the Trail.	and tree screening within setback. Retain existing vegetation along the Elora-Cataract Trail, where possible.
Photo 16	Elora-Cataract Trail (approx. 530m from Shaws Creek Road)	High	High The topography and openings in existing vegetation allows for open framed views into the site from the Trail at this location.	Provide a berm at 401masl along the Trail and tree screening within setback. Retain existing vegetation along the Elora-Cataract Trail, where possible.

Figure 8E & 8F: Internal Site Locations - Viewsheds

Photo 18	17845 Shaws Creek Road (along north property line)	High	High There are framed open views into the site from the residence where there are openings in the existing coniferous hedgerow.	Provide a berm at 401masl adjacent to the northern property boundary and add tree screening (larger sizes at installation) within setbacks where applicable. Retain existing hedgerow, where feasible. Replace existing hedgerow where impacted by proposed berm.
Photo 19	17845, 17829, 17807, 17799 & 17808 Shaws Creek Road	Moderate to High	High There are filtered, framed and open views into the site from the residences where there are openings in the existing coniferous hedgerow in multiple locations.	Provide a berm at 403masl adjacent to the eastern property boundaries and add tree screening (larger sizes at installation) within setbacks where applicable. Retain existing hedgerow, where feasible. Replace existing hedgerow where impacted by proposed berm.
Photo 20	Internal site location near southern boundary (approx. 200m in from	Moderate to High	High Existing topography and openings in existing hedgerow allow for partially obstructed views	Provide a berm along part of the southern boundary of the site at 401masl and provide tree screening within setback along the foot of proposed berm as

	Shaws Creek Road)		of the site from residences to the south.	well as additional planting towards the southeast corner to supplement the existing hedgerow to remain where no berm is required.
Photo 21	Internal site location near southern boundary (approx. 550m in from Shaws Creek Road)	Moderate	Moderate Existing topography, existing woodlots and existing hedgerow limit potential views of the site from residences to the southwest and southeast.	Provide supplemental tree screening within setback towards the southeast corner to supplement the existing hedgerow to remain where no berm is required.

Cross-sections are included in **Figures 9A to 9C** which illustrate the views relative to the subject lands. The phases of the proposed pit including the stockpiling area are identified on the cross-sections and Operational Plan (**Figure 5**). The views take into account the proposed mitigation outlined in the preceding chart.

The location, topography and existing conditions around the majority of the subject lands are conducive to an effectively screened pit operation. Within the surrounding lands is a licensed pit and groupings of mixture of mature coniferous and deciduous vegetation situated around the perimeter of the site. There are relatively few residences in the vicinity of the subject site with unobstructed views of the proposed pit operations site.

Section A-A1 (Northwest to Southeast) *With Mitigation*

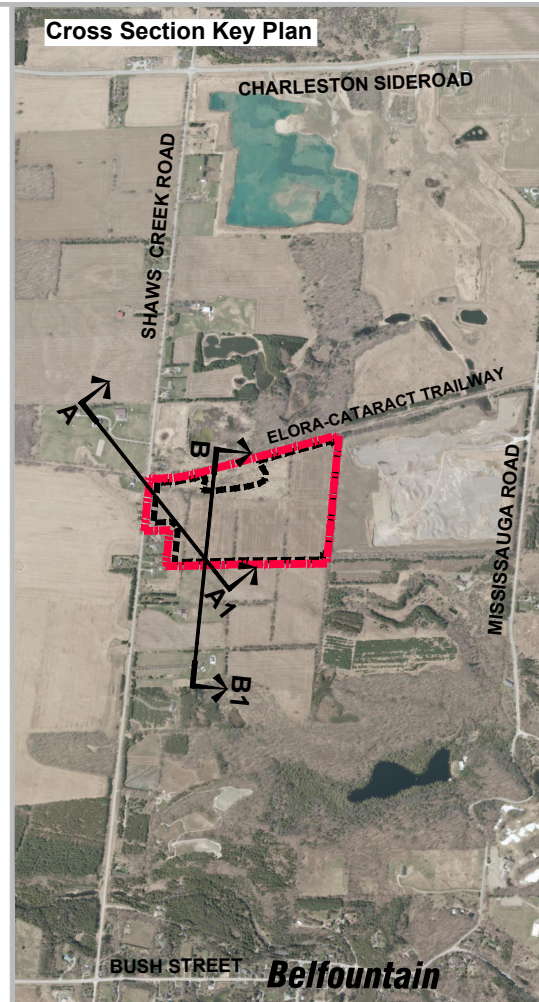
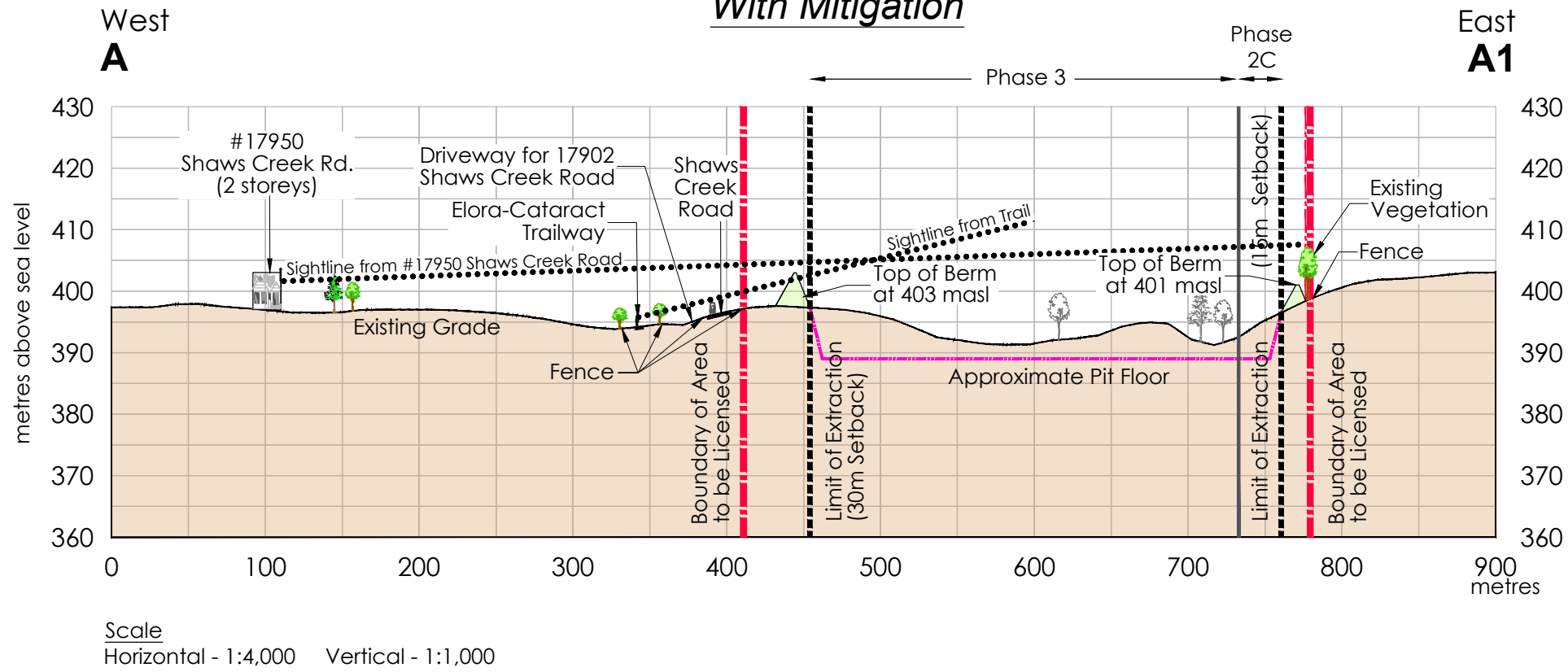
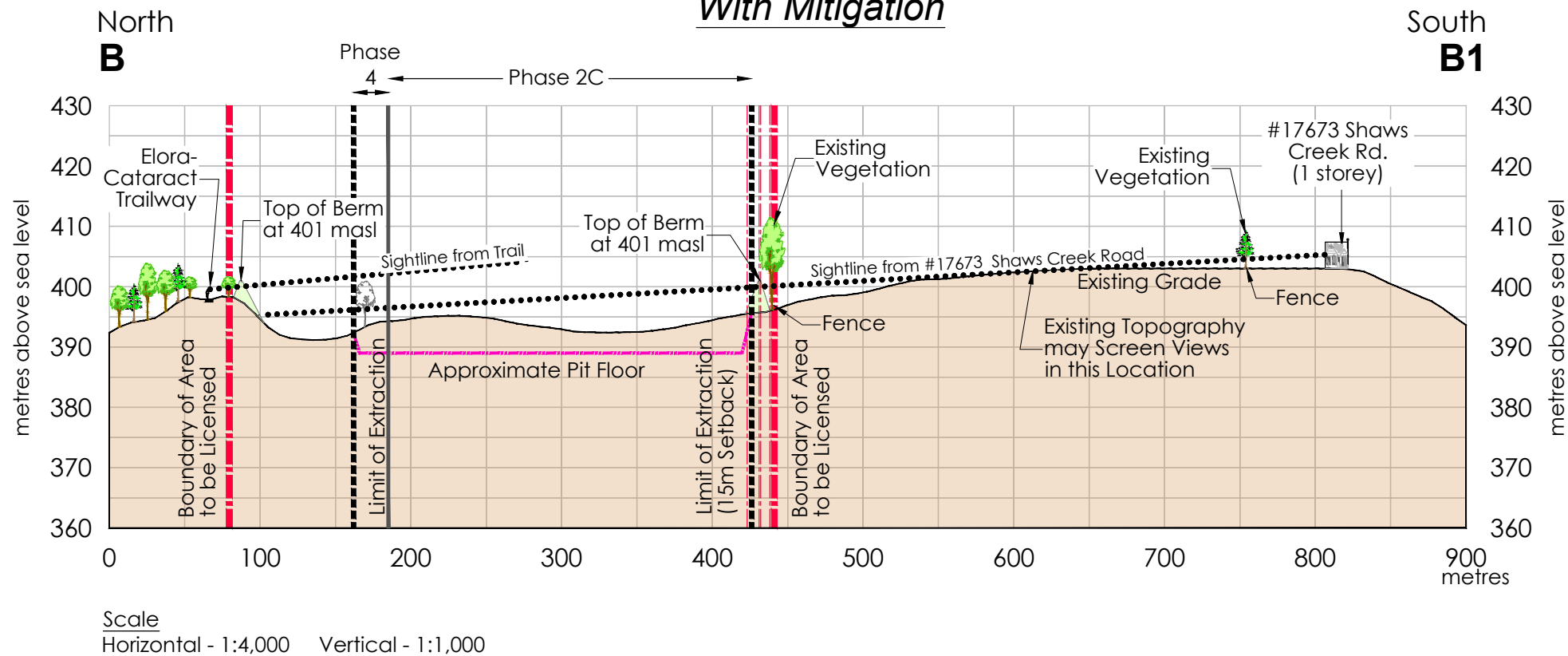


Figure 9A
Cross Sections A and B

Pit #3 Extension
Lafarge Canada Inc.
Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

- Legend**
- Boundary of Area to be Licensed
 - Limit of Extraction
 - Operational Phase Limits
 - Proposed Grade/Pit Floor Above Water
 - Proposed Berm
 - Sightlines
 - Existing Vegetation
 - Existing Vegetation to be Removed

Section B-B1 (North to South) *With Mitigation*



DATE: February 2024

SCALE: See Plan

FILE: 9526HM

DRAWN: DGS

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Section C-C1 (Northwest to Southeast) *With Mitigation*

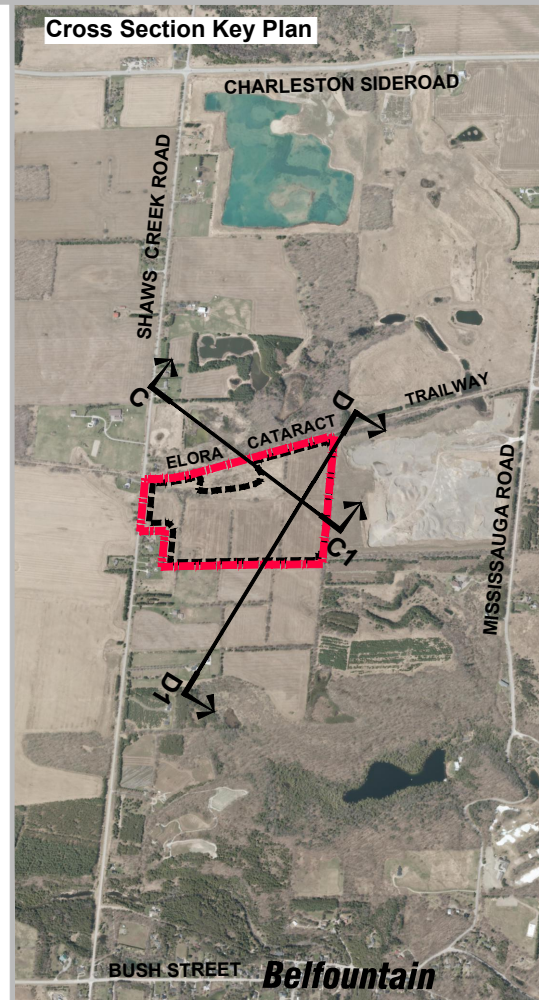
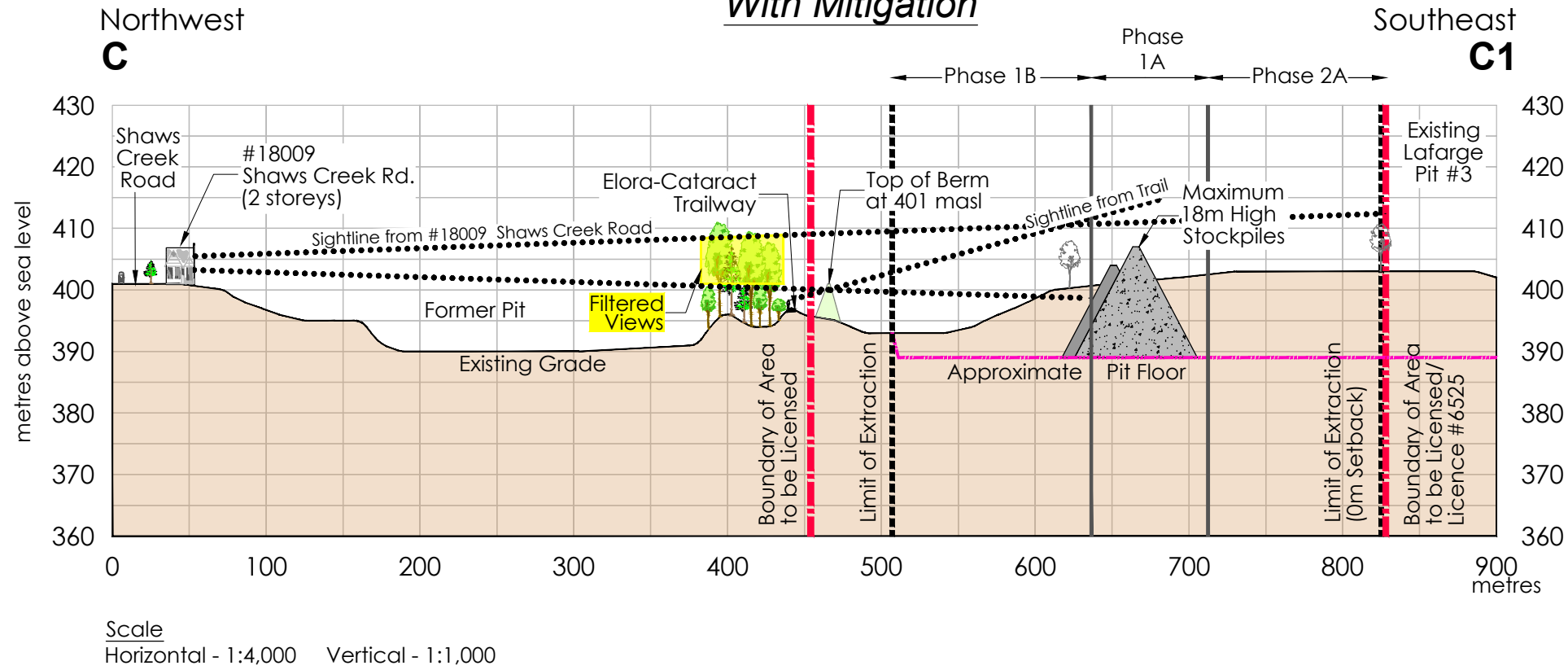
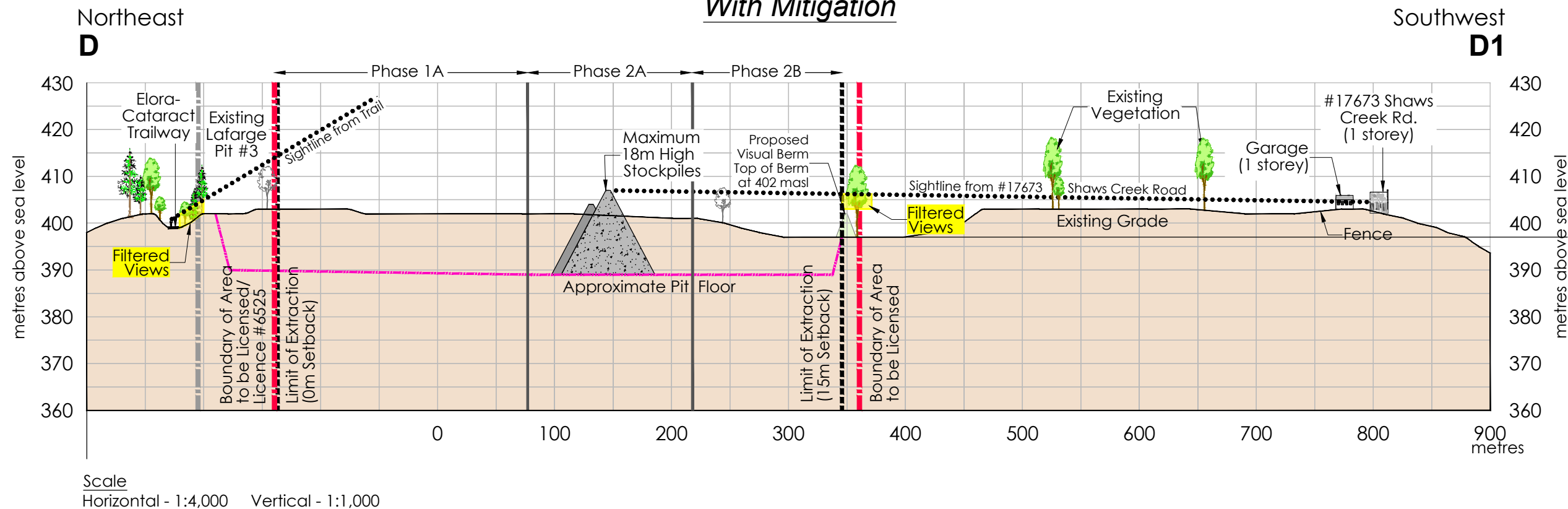


Figure 9B
Cross Sections C and D

Pit #3 Extension
Lafarge Canada Inc.
Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

- Legend**
- Boundary of Area to be Licensed
 - Limit of Extraction
 - Operational Phase Limits
 - Proposed Grade/Pit Floor Above Water
 - Proposed Berm
 - Sightlines
 - Existing Vegetation
 - Existing Vegetation to be Removed
 - Proposed Vegetation

Section D-D1 (Northeast to Southwest) *With Mitigation*



DATE: February 2024

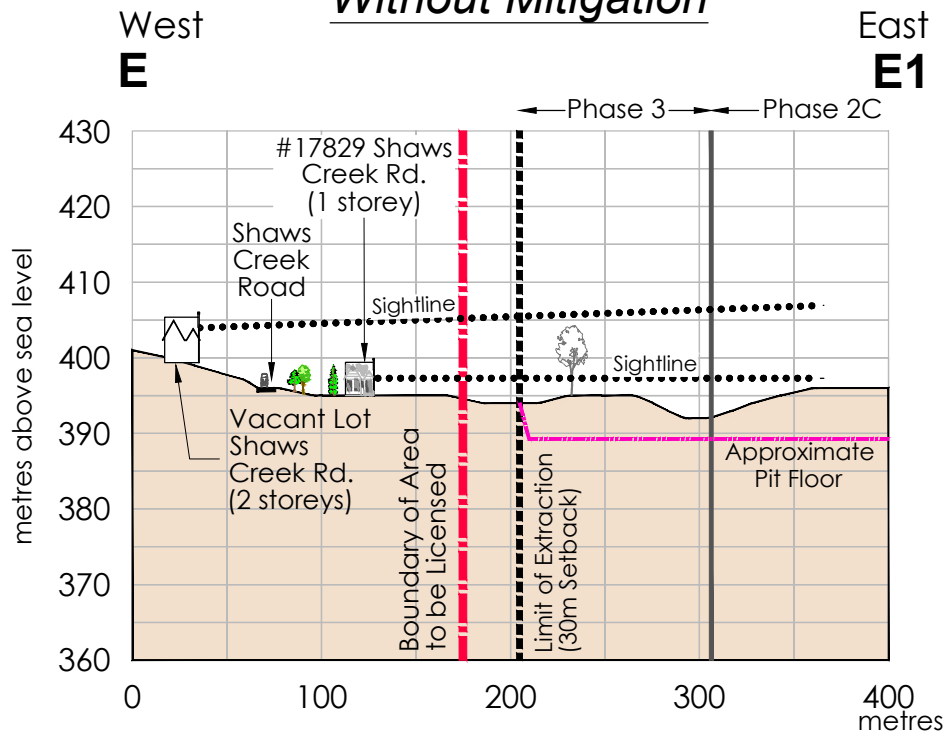
SCALE: See Plan

FILE: 9526HM

DRAWN: DGS

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Section E-E1 (West to East) *Without Mitigation*



Scale
Horizontal - 1:4,000 Vertical - 1:1,000

Section E-E1 (West to East) *With Mitigation*

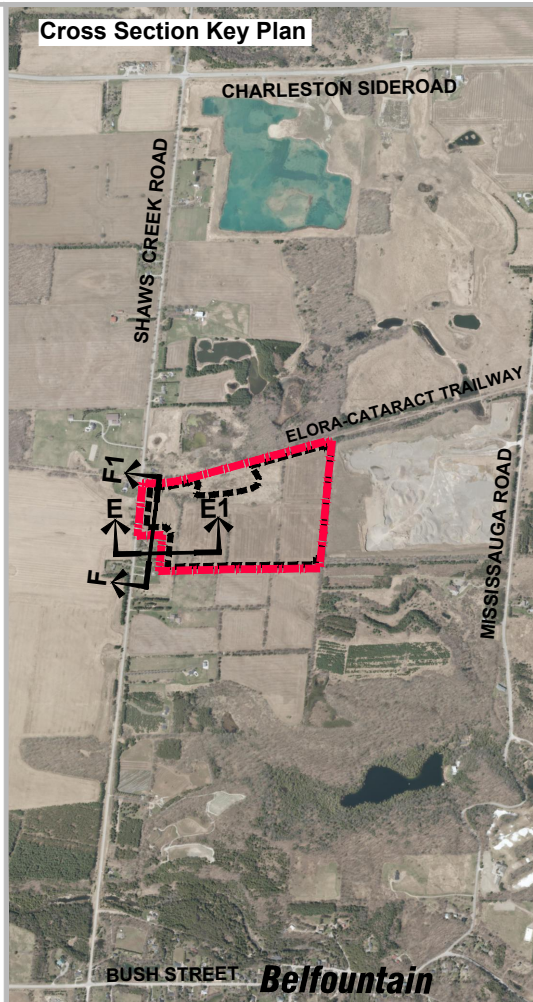
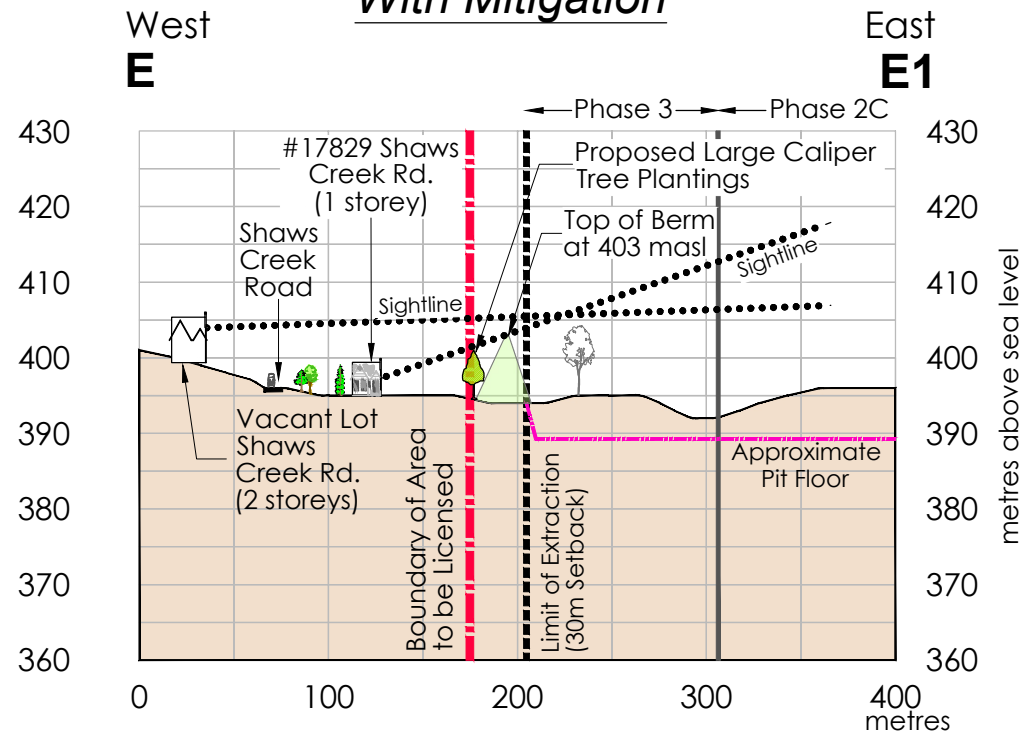


Figure 9C
Cross Sections E and F

Pit #3 Extension
Lafarge Canada Inc.
Part of Lot 13, Concession 5 WHS
Town of Caledon
Region of Peel

- Legend**
- Boundary of Area to be Licensed
 - Limit of Extraction
 - Operational Phase Limits
 - Proposed Grade/Pit Floor Above Water
 - Proposed Berm
 - Sightlines
 - Existing Vegetation
 - Existing Vegetation to be Removed
 - Proposed Vegetation

DATE: February 2024

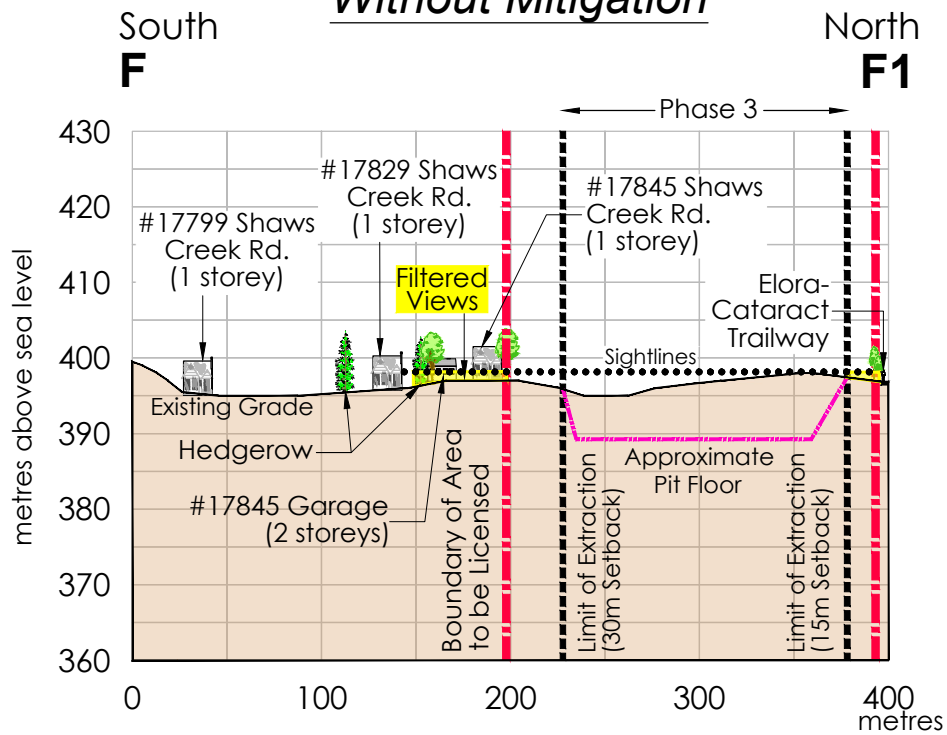
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FILE: 9526HM

DRAWN: DGS

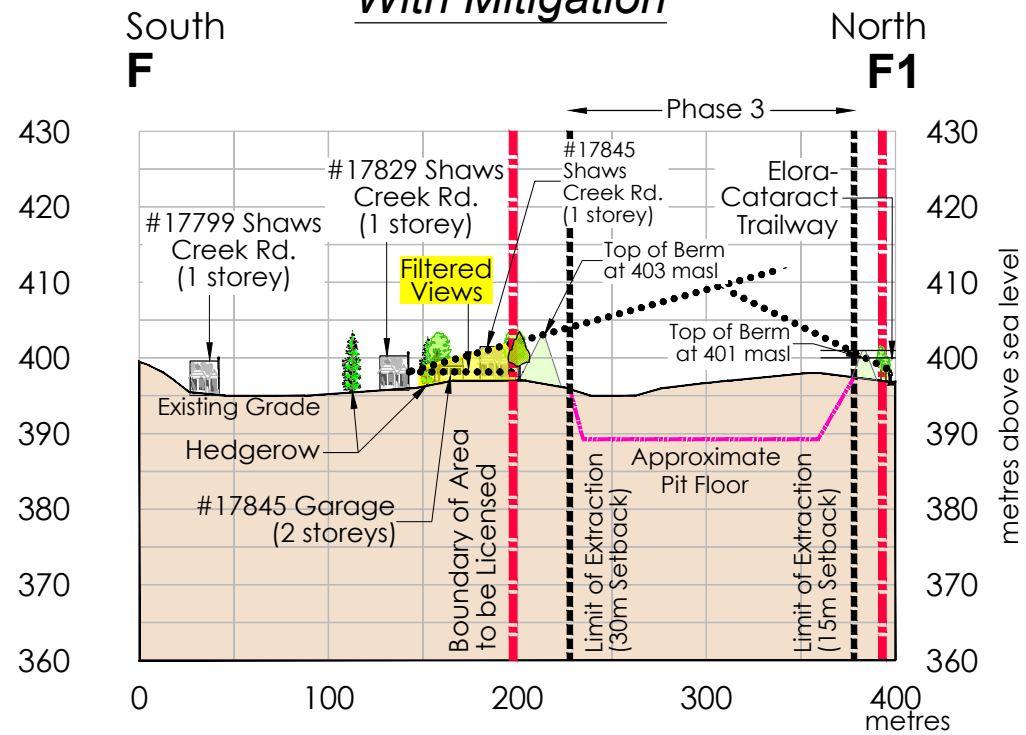
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Section F-F1 (South to North) *Without Mitigation*



Scale
Horizontal - 1:4,000 Vertical - 1:1,000

Section F-F1 (South to North) *With Mitigation*



metres above sea level

7.0 Recommendations and Conclusions

It is recommended that the following mitigation measures be implemented by the proposed Pit 3 Extension:

- a) Existing vegetation located along the perimeter and within the setback area shall be retained where possible.
- b) Visual berms shall be installed as per the typical berm detail and berm requirements noted on the Operational Plan. Berms shall be constructed in a smooth, rolling manner (respecting minimum height requirements for noise) along the berm frontage to create a more natural appearance. Berms shall be seeded with a naturalizing mix of wildflowers and grasses to stabilize slopes and minimize mowing and maintenance. The Mitigation Plan (**Figure 10**) identifies the location and height above sea level of the visual berms.
- c) Trees shall be planted in certain view locations as indicated on **Figure 10** and outlined below. Trees are to be installed at 5 to 10 m on centre spacing, depending on species, in groupings as shown on the Mitigation Plan (**Figure 10**) and Operational Plan (**Figure 5**). Shrub plantings are to be installed at 1.5 to 3m on-centre spacing, depending on species, in groupings between and in front of trees. The ratio is to be approximately 8 to 10 shrub plantings per tree installed at 40 to 60cm minimum height, potted (or bare root, depending on season). Plantings are to be randomly spaced and staggered to appear more natural, where possible. All vegetation is to be selected for wind and salt tolerance, and hardiness. Native species that complement the existing surroundings are to be utilized wherever possible. These may include, but are not limited to the following:

Coniferous and Deciduous Trees

White Pine	Common Hackberry	Red Maple
White Spruce	Sugar Maple	Basswood
Balsam Fir	Silver Maple	Red Oak
White Cedar		White Oak

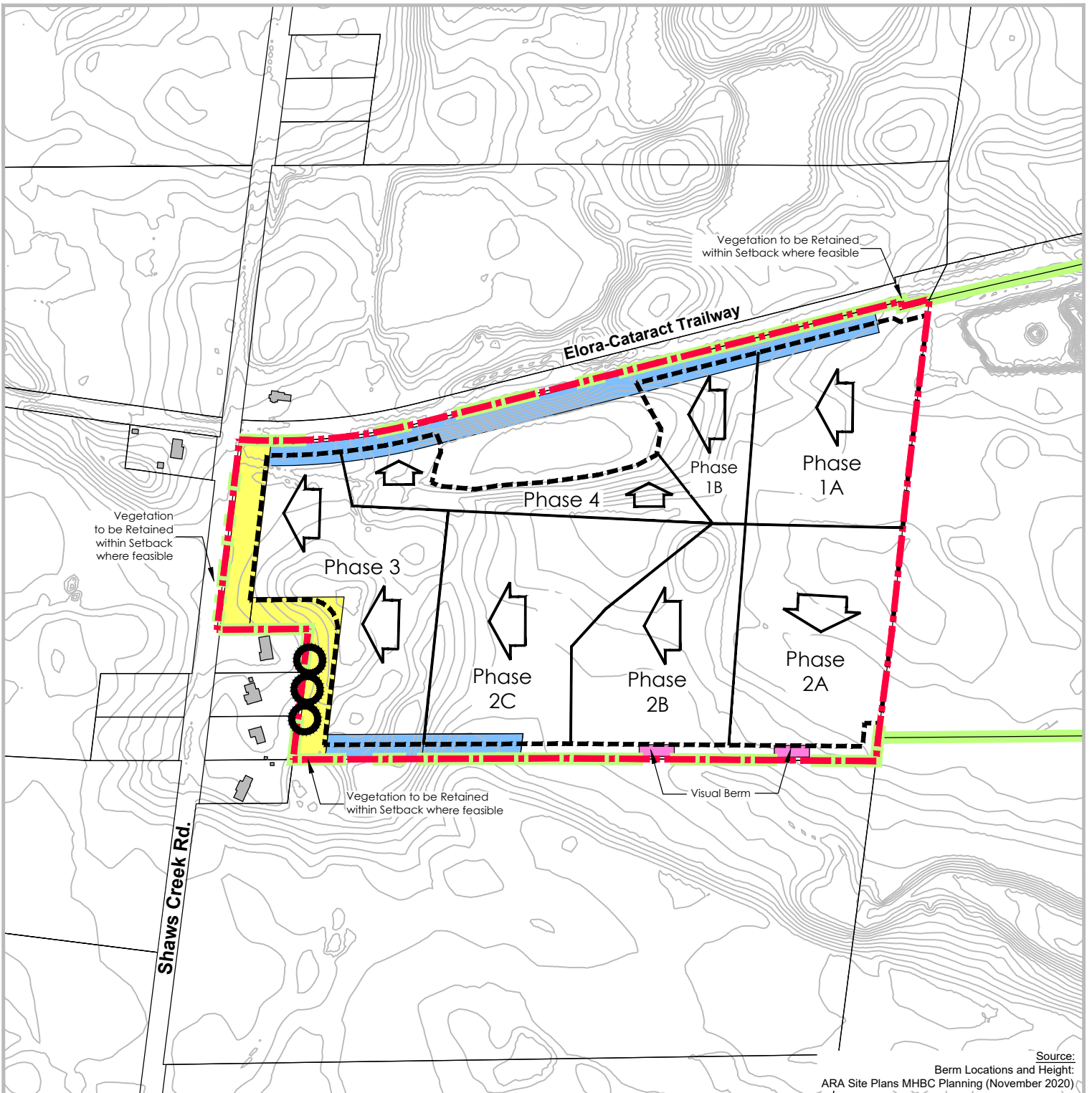





Figure 10
Proposed Mitigation Plan

Pit #3 Extension
Lafarge Canada Inc.
 Part of Lot 13, Concession 5 WHS
 Town of Caledon
 Region of Peel

LEGEND

-  Subject Lands
-  Limit of Extraction
-  Existing Perimeter Vegetation

Proposed Berm with Top of Berm Height

-  401 masl
-  402 masl
-  403 masl

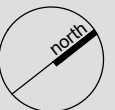
 Large Caliper Size Tree Plantings

DATE: February 2024

FILE: 9526HM

SCALE: ±1:5,000

DRAWN: DGS



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**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

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Native Shrubs (Infill planting examples)

Gray Dogwood	Raspberry
Red Osier Dogwood	Willow sp.
Common Ninebark	Elderberry
Serviceberry	Snowberry
Sumac sp.	Meadowsweet
Rose sp.	Viburnum sp.

- Tree and shrub plantings are to be located in front or on the toe of the berm and wrapping around the rear property limit of the adjacent residences. The intent is to fill in any open gaps in the existing coniferous hedgerows. Tree plantings are to be of a larger caliper size (minimum sizes of 80mm CAL for deciduous 300mm height for conifers) at this location as noted on the **Figure 10** Mitigation Plan. Shrub plantings to be 40 to 60 cm ht. minimum, potted.
- d) To ensure survival and positive growth rate, the vegetative screening is to be maintained and managed appropriately so that it remains an effective visual screen over time. Allowance of natural succession to occur is encouraged, in keeping with restoration objectives.
- e) During the first year of pit operations, it is recommended that the planted trees along the west boundary of the subject lands are watered and monitored until established. After the first year, it is recommended that the trees are inspected once each year, preferably in spring after leaf break, or in fall prior to leaf drop, to ensure any trees which are in poor condition at the time, are fertilized, watered and monitored, as needed, to improve their health and vigor.
- f) During the first two years, dead trees shall be replaced annually, preferably in spring or late summer. As the trees mature and grow in size, some mortality is acceptable as the screening effect of the surviving trees increases, resulting in some desirable gaps in the planting which will allow for continued plant growth.
- g) The Proposed Mitigation plan (**Figure 10**) illustrates the location and heights above sea level for the construction of the visual berms. The visual berms required for Phase 1 to Phase 4 are to be constructed, prior to Phase 1 and shall remain in place for the duration of the pit operations.

Views from roadways and receptor homes into the subject lands will be effectively screened year-round in a way that is compatible with the surrounding landscape, if the mitigation measures are implemented as identified in this report.

The proposed Pit 3 Extension will not adversely affect significant views, or changes to the surrounding landscapes provided the recommendations outlined in this section are implemented.

In compliance with Town of Caledon's Official Plan, it is our professional opinion that any potential visual impacts created by the proposed extraction will be minimized due to the recommended mitigation strategy and there will be no unacceptable visual impacts.

Report prepared by:



Nick A. Miele, BLA, OALA, CSLA, ISA
Partner

Appendix **A** – Curriculum vitae

CURRICULUM VITAE

Nick A. Miele, BLA, OALA, MALA, AALA, SALA, CSLA, ISA

EDUCATION

1997
Bachelor of Landscape
Architecture, University of Toronto

Nick Miele, a Partner with MHBC, joined the firm in 2004. Mr. Miele has been responsible for designing and managing a broad range of project work locally and internationally for both public and private sector clients.

Mr. Miele's project experience ranges from large scale residential and commercial developments, community and urban design, institutional landscapes, recreational facilities, parks, public open spaces, environmental design and restorations.

Mr. Miele is an accredited Landscape Architect and is a full member in good standing with the Ontario Association of Landscape Architects, Manitoba Association of Landscape Architects, Alberta Association of Landscape Architects, Saskatchewan Association of Landscape Architects and Canadian Society of Landscape Architects as well as being an ISA Certified Arborist.

Highlights of Mr. Miele's career include being a member on an award winning team for environmental design in stormwater management (CSLA), and being a Lead Designer on a short listed team for designs for the 2008 summer olympic games in Beijing, People's Republic of China. At the OALA's 50th Anniversary AGM and Conference, Mr. Miele was awarded the David Erb Memorial Award, a high honour recognizing an OALA member who through their volunteer efforts has made an exceptional contribution towards advancing the profession of Landscape Architecture.

Mr. Miele is involved in overseeing all aspects of project development and management from planning and design through to implementation, construction contract administration, and project close-out.

PROFESSIONAL ASSOCIATIONS

Full Member, Ontario Association of Landscape Architects (OALA)
Full Member, Manitoba Association of Landscape Architects (MALA)
Full Member, Alberta Association of Landscape Architects (AALA)
Full Member, Saskatchewan Association of Landscape Architects (SALA)
Full Member, Canadian Society of Landscape Architects (CSLA)
Certified Arborist, International Society of Arboriculture (ISA)

PROFESSIONAL DEVELOPMENT

Examining Board Member (Current Chairperson), OALA, 2005 - present
Professional Advisor, OALA, 2001 - present
LARE (Landscape Architect Registration Examination), Advisor, 2001-present.
Teaching Assistant, University of Toronto, School of Architecture and Landscape Architecture, 1997.

CONTACT

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nmiele@mhbcplan.com
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CURRICULUM VITAE

Nick A. Miele, BLA, OALA, MALA, AALA, SALA, CSLA, ISA

PROFESSIONAL HISTORY

- 2009 - Present **Partner**, MHBC Planning, Urban Design & Landscape Architecture
- 2004 - 2009 **Senior Landscape Architect and Associate**, MHBC Planning, Urban Design & Landscape Architecture
- 2003 - 2004 **Principal**, MEP Design Inc.
- 1999 - 2003 **Senior Landscape Architect**, Terraplan Landscape Architects Inc.
- 1997 - 1999 **Intermediate Landscape Architect**, Terraplan Landscape Architects Inc.

PROFESSIONAL EXPERIENCE

Selected Parks and Open Space Projects

- Riverwood Park – Kitchener
- Oakdale Park, Bridge and Creek Restoration – Oakville
- Morrison Creek Bridge, Stairs and Trail Restoration – Oakville
- Rainbow Creek Park: Bridges and Trail Revitalization - Vaughan
- Dufferin Hill Woodland Trail – Vaughan
- Woodbridge Memorial Park - Vaughan
- Milton Quarry Trail Head Master Plan – Milton
- Agostino Park – Vaughan
- Alexander Park – Vaughan
- Snowbirds Park – Oshawa
- Lakeview Neighbourhood Park – Oshawa

Selected Stormwater Management and Ecological Restoration Projects

- Waterside Marsh Restoration - Vaughan
- Vellore Woods Stormwater Management Facility – Vaughan
- Stormwater Corridor / Habitat Restoration – Georgetown
- Humber River, Pond Diversion and Fish Habitat Restoration – Caledon
- Naturalized Corridor for Jefferson Salamander– Oak Ridges
- Various storm water management facilities in the GTA, Collingwood, Stayner, Cobourg and Southern Ontario
- Various Private Naturalization / Restoration Plans in Toronto, Vaughan, and Caledon

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CURRICULUM VITAE

Nick A. Miele, BLA, OALA, MALA, AALA, SALA, CSLA, ISA

Selected Residential Projects

- Riverwood Community – Kitchener
- South Unionville Square – Mixed Use / Condominiums - Markham
- Amica Retirement Community - Oakville
- Vellore Woods Community Masterplan – Vaughan
- Dufferin Hill Community Masterplan – Vaughan
- Trafalgar Hills – Georgetown
- Lakeview Park Community – Oshawa
- Edgeley Village – Toronto

Selected Commercial & Institutional Projects

- Various Home Depot stores across Ontario
- Various Shoppers Drug Mart stores across Ontario
- Bradford Shopping Centre – Bradford
- Alcona Shopping Centre – Innisfil
- Allandale Veterinary Clinic - Barrie
- Colossus Centre, Streetscape Concepts - Vaughan
- Pickering College School, Expansion and Playground Relocation - Newmarket
- Metro Toronto Zoo, Children's Wet Play Area Conceptual Design -Toronto
- Nanjing Youth Sciences Centre - Nanjing, People's Republic of China
- Various Commercial Plazas throughout Ontario, Quebec, and Manitoba
- Various Supermarkets in Toronto, Vaughan, Markham, Newmarket

Selected Industrial Projects

- 121 Thirtieth Street – Toronto
- 2750 Morningside Avenue – Toronto
- James Snow Business Park - Milton
- DSV Warehouse - Mississauga
- Bridgestone Warehouse - Hamilton
- Distribution Centres for Target, Home Depot, Canadian Tire - Ontario
- Amazon Warehouses - Several Locations in Southern Ontario

Selected Visual Impact Assessments

- Dufferin Milton Quarry, VIA and Screening – Milton
- Rogers / Bell Telecommunications Tower VIA – Halton Hills
- Dufferin Acton Quarry, VIA and Screening – Acton
- Bell Telecommunications Tower VIA – Milton
- Olympia Gravel Pit VIA – Caledon
- Bell Telecommunications Tower VIA – Burlington

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